

City of Sumter

Consolidated Plan for
Housing, Non-Housing & Community Development

2010-2015 Five-Year Consolidated Plan



Community Development Block Grant (CDBG)

Program Year: April 1, 2010-March 31, 2015

City of Sumter
Consolidated Plan 2010-2015
April 1, 2010-March 31, 2015

INTRODUCTION

The City of Sumter is an Entitlement City. The main purpose of the Entitlement status is to provide funds to carry out programs and activities that will benefit low-moderate-income citizens.

These programs can be housing and non-housing initiatives. The Entitlement status provides an opportunity for receiving Community Development Block Grant (CDBG) funds without making formal application to the Department of Housing and Urban Development on an annual basis.

All programs mirror the input from citizens with the approval of City Council. The type of programs may change from year to year or they may remain the same depending on the input received from citizens and the approval received from City Council.

The City has addressed how it will work with other entities to accomplish housing development and non-housing community development activities throughout the city to include the Neighborhood Revitalization Strategy Area (NRSA), located in South Sumter.

The beneficiaries should benefit from the following initiatives:

DECENT HOUSING – which includes:

- assisting homeless persons obtain affordable housing
- assisting persons at risk of becoming homeless
- retention of affordable housing stock
- increase the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, disability
- increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence
- providing affordable housing that is accessible to job opportunities

A SUITABLE LIVING ENVIRONMENT – which includes:

- improving the safety and livability of neighborhoods
- increasing access to quality public and private facilities and services

- reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods
- restoring and preserving properties of special historic, architectural, or aesthetic value
- conservation of energy resources

EXPANDED ECONOMIC OPPORTUNITIES – which includes:

- job creation and retention
- establishment, stabilization and expansion of small business (including micro-businesses)
- the provision of public services concerned with employment
- the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan
- availability of mortgage financing for low-income persons at reasonable rates using no-discriminatory lending practices
- access to capital and credit for development activities that promote the long-term economic and social viability of the community
- empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing

Public participation is evidenced throughout the Consolidated Plan. Beneficiaries are members of the community, especially low-moderate income citizens. Coordination and collaboration with public and private agencies that provide services to the elderly, handicapped, children and persons infected with HIV/AIDS will be adequately addressed along with homeless persons' needs.

The City of Sumter's Strategic Plan has addressed how the City will do the following for low-moderate-income citizens: Provide decent housing, suitable living environment and expand economic opportunities.

Executive Summary

The Lead Agency for developing the Five- Year Consolidated Plan is the City of Sumter. The direct responsibility has been delegated to the Community Development Department.

Consultation and coordination with area agencies, organizations, citizens, low-income citizens, especially the homeless, elderly, handicapped and disabled was intentional.

The City made an effort to broaden public participation by advertising the public meetings and public hearings, and by holding these meetings at a time convenient for working and non-working people. The location of these meetings was central to where people usually gather for other activities.

The plan is built around a strong institutional structure that has been in place for decades.

The City pledges its support in maintaining files for periodic monitoring and as an internal measuring stick, provides an annual monitoring itself in the form of the CAPER – Comprehensive Annual Performance and Evaluation Report.

The public expressed concern for housing, drainage, demolition, and street paving issues during community meetings in preparation for the development of the Plan. The City pledges to step up its housing programs, housing repair, especially to provide more decent and sanitary housing for the elderly, disabled and LMI citizens.

Home Ownership is an important part of the Community Development Department's initiative. Prospective homeowners will be encouraged to pursue the American Dream through the City's Affordable Housing Program. This program has a Housing Counseling component as well as a post-home buyer follow-up program.

The City makes this a workable program with the use of CDBG funds for down payment and closing cost assistance as well as acquisition of land when necessary. HOME funds are used to provide subsidies that close the gap between income and the cost of housing.

There are many income barriers to successful homeownership. The City hopes to tear down some of these barriers with training and orientation regarding credit issues and proper planning and budgeting for successful homeownership and retention.

Homeless prevention is one of the City's greatest challenges. Many homeless persons are accustomed to a certain lifestyle -- living on the street. Obtaining and maintaining a permanent residence has to be a process. Through the Total Care for Homeless Coalition the City will work with member agencies to obtain funds for a continuum of care for the Sumter area that will be large enough to serve a large number of homeless individuals and families with children. The City has made progress in this area for HIV/AIDS homeless citizens through the agency Empowered Personal Care Home Health Alliance Inc.

The Economic Development component of the Community Development Department encompasses a wide range of initiatives. Money circulates throughout the community for insurance on new homes, taxes on repaired and new homes, and labor and materials for construction and repair of homes for LMI citizens, permit fees from contractors, hotel/motel accommodation for contractors and their workers plus food. The same can be said for Downtown Revitalization, Street Paving and Drainage and other projects.

The Anti-Poverty Strategy is an effort embedded in everything we do. Other agencies assist with implementation of programs such as Early Head Start, Regular Head Start, Success-By-Six, First steps, Youth Build and others. All of these programs have life skill components that cater to the entire family. Generations to come will benefit from the services, training and follow-through provided by these and other such programs.

HOPWA – Housing Opportunities for People with Aids is a much needed program for Sumter. A group of interested citizens birth a new initiative forming the agency Empowered Personal Care Home Health Alliance Inc., which provides housing, working skills training, and a continuum of care for the clientele. The spread of HIV/AIDS in the Sumter area is steadily increasing. Recent statistics rank Sumter #4 in HIV and #3 AIDS infections in the State, with 647 cases of AIDS and 982 cases of HIV, cumulative through June 2009.

NRSA – Neighborhood Revitalization Strategy Area was approved in 1996. Several initiatives have taken place in this area since that time including the Bracey Plaza, new programs at the South Sumter Resource Center to include the birth of a non-profit for Affordable Housing and Housing Repair, Youth Build and a new extension of the Sumter County Library. The NRSA now has one of the three HOPE Centers on the edge of one of its census tracts, Census Tract 16.

There are strategic plans and goals projected for the upcoming five years. These plans and goals will materialize as we work the programs on a daily basis.

Public Housing plays a pivotal role in community development. The local Public Housing Agency provides services to their clients along with a strong Resident Initiative Program. This program provides opportunities for residents to learn leadership skills as well as plan for home ownership or another kind of business venture.

General Narrative

The City of Sumter conducts a variety of city-wide and neighborhood-specific housing and community development activities that benefit low and moderate income households using federal, state and local resources. The City combines its HOME funds annually with local resources to create the Affordable Housing Investment Fund. These funds are used citywide for new construction, acquisition and/or rehabilitation projects to preserve and improve the supply of affordable housing. The City of Sumter uses the majority of its CDBG funds for “direct benefit” housing rehabilitation and community development activities that are limited to low and moderate income residents citywide.

For more than 10 years, the City has concentrated a portion of its CDBG funds in Neighborhood Revitalization Strategy Areas (Sumter NRSA Map inserted in plan) showing the greatest needs and opportunities for revitalization, as determined by income and other socio-economic criteria and trends. NRSA designation is limited to areas where at least 51% of the residents are low and moderate income, making the areas eligible under Federal regulations for “area benefit” CDBG activities. The City uses approximately 70% of its annual CDBG funds on “area benefit” activities in its Neighborhood Revitalization Strategy Area (NRSA). Additionally, about 10% of the annual allocation is made to public service activities that serve residents of the NSRAs. Other programs funded by the Columbia-Sumter Empowerment Zone, such as employment training will be available to NRSA residents as well as low income persons City wide.

The City of Sumter NSA includes four census tracts, 11, 16, 13, and 15. A depiction that shows the race distribution and population of each census tract is listed below:

Population

Census tract 11 is located in Sumter County, South Carolina and had a population of 4482 in 2000.

Source: U.S. Census Bureau, Census 2000. SF1, Table P1.

Population by Sex: 2000

	#	%
Total Population	4482	100.0
Male	2120	47.3
Female	2362	52.7

Source: U.S. Census Bureau, Census 2000. SF1, Table P12.

Population by Race: 2000

	#	%
Total Population	4482	100.0
White Alone	1571	35.1
African American Alone	2794	62.3
American Indian and Alaska Native Alone	7	0.2
Asian Alone	7	0.2
Native Hawaiian or Other Pacific Islander Alone	0	0
Some Other Race Alone	74	1.7
Two or More Races	29	0.6

A person of Hispanic or Latino origin is defined as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, **regardless of race**. There were 111 people, or 2.5 percent of the total population, who were counted as Hispanic or Latino in Census tract 11 in 2000.

Population

Census tract 13 is located in Sumter County, South Carolina and had a population of 2285 in 2000.

Source: U.S. Census Bureau, Census 2000. SF1, Table P1.

Population by Sex: 2000

	#	%
Total Population	2285	100.0
Male	1048	45.9
Female	1237	54.1

Source: U.S. Census Bureau, Census 2000. SF1, Table P12.

Population by Race: 2000

	#	%
Total Population	2285	100.0
White Alone	347	15.2
African American Alone	1914	83.8
American Indian and Alaska Native Alone	1	0
Asian Alone	1	0
Native Hawaiian or Other Pacific Islander Alone	3	0.1
Some Other Race Alone	0	0
Two or More Races	19	0.8

A person of Hispanic or Latino origin is defined as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, **regardless of race**. There were 15 people, or 0.7 percent of the total population, who were counted as Hispanic or Latino in Census tract 13 in 2000.

Sources: U.S. Census Bureau, Census 2000. SF1, Tables P3 and P4.

Population

Census tract 15 is located in Sumter County, South Carolina and had a population of 2556 in 2000.

Source: U.S. Census Bureau, Census 2000. SF1, Table P1.

Population by Sex: 2000

	#	%
Total Population	2556	100.0
Male	1150	45
Female	1406	55

Source: U.S. Census Bureau, Census 2000. SF1, Table P12.

Population by Race: 2000

	#	%
Total Population	2556	100.0
White Alone	11	0.4
African American Alone	2511	98.2
American Indian and Alaska Native Alone	2	0.1
Asian Alone	0	0
Native Hawaiian or Other Pacific Islander Alone	1	0
Some Other Race Alone	11	0.4
Two or More Races	20	0.8

A person of Hispanic or Latino origin is defined as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, **regardless of race**. There were 25 people, or 1 percent of the total population, who were counted as Hispanic or Latino in Census tract 15 in 2000.

Sources: U.S. Census Bureau, Census 2000. SF1, Tables P3 and P4.

Population

Census tract 16 is located in Sumter County, South Carolina and had a population of 4261 in 2000.

Source: U.S. Census Bureau, Census 2000. SF1, Table P1.

Population by Sex: 2000

	#	%
Total Population	4261	100.0
Male	1954	45.9
Female	2307	54.1

Source: U.S. Census Bureau, Census 2000. SF1, Table P12.

Population by Race: 2000

	#	%
Total Population	4261	100.0
White Alone	304	7.1
African American Alone	3916	91.9
American Indian and Alaska Native Alone	7	0.2
Asian Alone	0	0
Native Hawaiian or Other Pacific Islander Alone	0	0
Some Other Race Alone	5	0.1
Two or More Races	29	0.7

A person of Hispanic or Latino origin is defined as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, **regardless of race**. There were 30 people, or 0.7 percent of the total population, who were counted as Hispanic or Latino in Census tract 16 in 2000.

Sources: U.S. Census Bureau, Census 2000. SF1, Tables P3 and P4.

As reflected in US Census Bureau, Census 2000 data above, several areas of minority concentration existed in the City NSA in 2000. Particularly high concentrations of

African-Americans were found in three locations: 91.9% Census tract 16, 98.2% Census tract 15, 83.8% Census tract 13. These percentages compare with the City overall African-American population of 46.7%.

The Process

1. The **City of Sumter is the lead agency.** The City of Sumter carries out federal programs administered by the U.S. Department of Housing and Urban Development. The Consolidated Plan is the document that Sumter submits to the U.S. Department of Housing and Urban Development (HUD) as an application for funding for the following program:

- Community Development Block Grant (CDBG)

2. The jurisdiction met with and consulted with several agencies, organizations and community groups in preparation of this plan. Low income citizens were invited to all meetings and public hearings. Persons who are HIV/AIDS positive were not excluded from the planning process, nor were the elderly, handicapped and disabled. Four community meetings were held to provide citizens' input into the planning process.

3. The City of Sumter will continue to participate in the Interagency Monthly Meetings. These meetings provide an opportunity for persons to become familiar with program and services that are in the area for low-moderate-income persons. This is a place where most of the service agencies, including some health care providers, housing providers, and Public Housing Authority representatives meet and share information and ideas about services and care to low-income, special needs and the elderly, including HIV/AIDS victims.

The City will continue to work closely with the Housing Authority to make information available to its residents on Fair Housing issues and tenant's rights and responsibilities. Affordable Housing opportunities and credit counseling along will continue to be included in the curriculum the City will share with the residents.

Citizen Participation

1. **A summary of the process follows:** Guided by the Citizens Participation Plan, staff from the Community Development Office conducted outreach through a series of public meetings, public hearings, phone calls and mailings. Staff held meetings at the three HOPE Centers and the South Sumter Resource Center. Many homeless persons congregate in the southern part of the city; so staff visited two of their sites where they eat and fellowship. Inputs from both the meetings and sites visit was a part of an effort to

encourage low and moderate income citizens to provide input on the development of the Five-Year Consolidated Plan.

The City of Sumter Housing Authority assisted with the development of the plan by sharing information from their Annual Action Plan and providing their residents with information about the services of the City's Community Development Department. They included public housing residents in the development process by disseminating information, providing notification of public meetings and public hearings and encouraging resident participation. The Citizen Participation Plan also provides an opportunity for interpreters for non-English speaking persons if the number of potential beneficiaries exceeds 10%. Currently the number is below 10%. However, the Community Development Department staff has the names, addresses and telephone numbers of two Spanish-speaking persons who will to assist with interpretation at meetings when needed. Staff has met and talked with these persons.

2. **A Summary of Citizens' Comments follow:** The citizens expressed interest in better drainage system, street paving, code enforcement, housing repair, more affordable housing and a homeless shelter for single parent females and their kids. More specific needs are attached to the end of this document.

3. **Efforts to broaden public participation follows:** The staff advertised the community meetings in advance through local media and churches. Flyers were placed in public places where some citizens who are low-income congregate. All service agencies were invited to have their clientele participate in the meetings. The locations of meetings were at the HOPE Centers that are located in the central parts of the City and the South Sumter Resource Center on the south side of town.

Homeless persons were not excluded from these meetings.

4. There were no comments that were not accepted.

Consolidated Plan Institutional Structure Response:

Government Structure

1. The structure in which the CDBG program will be carried out is within a council-manager form of government which was established in 1912. Sumter was the first in the US to successfully adopt this form of government.

With more than 500 City employees, including City Council members, the City of Sumter has leadership in place that not only promotes quality and responsive services, but one that permeates, involves and is accessible to all staff levels. The Mayor is elected and the City Manager is the Chief Executive Officer. City Council hires the City Manager. There are currently 15 department directors. The City of Sumter shares with

the County the benefit of several officers: Tax Collector, Property Appraiser, Clerk of Circuit Court, Planning Director, Auditor, Treasurer, and Supervisor of Elections. These officers maintain a high degree of operational integrity and autonomy.

Sumter is home to Shaw Air Force Base, a growing industrial base, the world famous Swan Lake Iris Gardens and a city population of 42,700. The City of Sumter is in the heart of the community with a total City and County population of 108,000. Sumter provides a home town feel with the conveniences of a large city.

Shaw Air Force Base was spared during the recent Base Realignment and Closure initiative. Although the numbers are not definite it is estimated that when the 3rd Army from Fort McPherson, GA comes to Shaw, Sumter will experience a gain in population. Because of the increase in population there will be the need for additional housing and supportive services for service persons and their families. The school districts are also preparing for the increase in students, and higher education administrators are anticipating the increase in demand for adults wanting to further their education.

Shaw Air Force Base

Shaw Air Force Base has been part of the Sumter Community for more than 60 years. There has been a working partnership between the base and the community that has become a proud tradition for a superior quality of life. The partnership represents the excellence in supporting the Air Force mission while, at the same time, building civic pride and patriotism in the community, both now and in the future.

Shaw Air Force Base will expand when the 3rd Army Headquarters is located here from Ft. McPherson, GA. As of December 1, 2005, the implementation of BRAC became official. Ft. McPherson has been an Army Base since 1884. The move will create approximately 75-150 civilian jobs, 1700-2000 military jobs, and generate a population growth initially of about 3100 including all family members. Between the years 2008-2011 the population could increase to 6000-6400.

By law all alignments are to be completed by 2011. The Sumter community is preparing for the growth. Under the auspices of the Sumter Base Defense Committee is the Mission Growth Committee. This committee is concerned with four main initiatives:

- 1) Mission Growth
 - 2) Economic Development
 - 3) Quality of Life
 - 4) Public Safety
-
- 1) **Mission Growth.** The 20th Fighter Wing, 9th Air Force and Army Headquarters are working side by side to determine the community support to be required.
 - 2) **Economic Development.** The Base Defense Committee is working with the City, County and Chamber of Commerce to meet the needs of the influx of persons our community will have as a result of BRAC. Approximately 6000 people will come

to this area. Dependents will account for about 4000. About 1000-1500 will need jobs. Sumter will need to improve its job opportunities and identify the type of work skills that are required. It is estimated that about 70% of the dependents will work. About 20% of them have professional skills such as teachers and administrators. Another 20% will probably have managerial skills. With many of them very well skilled, there will be limited jobs here for them with Sumter experiencing a 13.9% unemployment rate compared to the national average of 10.0% and the State of South Carolina's average of 12.3%. The only two States with a higher unemployment rate is Michigan with a rate of 14.7%, and Rhode Island with a rate of 12.7%, as of December 2009.

- 3) **Quality of life.** Like private industry, military personnel and their families look for quality of life assets. All new-comers to Sumter look for good jobs, housing, education, recreation, healthcare, security and cultural activities. Caterpillar for example has two plants here in Sumter. This is because of retirees from Shaw Air Force Base and the skills they have that are an asset to the workforce at their plants.

Sumter's current workforce is below standard for technology. There are two elements that are of serious concern to the Base Defense Committee:

- A. Education
- B. Employment

Sumter has two public school districts. The superintendents do not see a problem accommodating the influx of students due to BRAC. The quality of education here is adequate or above average. It is estimated that 30-40% of students will be technically qualified, 10-15% have special needs and about 20-25% of the student body do not graduate with workforce skills. The remainder of students will probably attend and graduate from college.

Students that do not attend public school will attend private school or be home schooled.

Housing will not be a problem. Privatization will take care of the increased population needs for on-base housing. One significant observation, however, is the need and request for four bedroom units. With extended families becoming all too common, most families prefer having four bedroom units to accommodate future needs.

Security is another need. Sumter Police and Sheriff Departments need more officers to properly patrol the area. Gangs are an emerging concern for the Sumter community. They are not organized as they are in larger cities. Therefore they lack leadership, and organization (as a consequence,) could be more dangerous in their activities.

Healthcare will (may) be adequate. Shaw Air Force Base closed its hospital some years ago. It now has only a day clinic. There is no Emergency Room. Tuomey Healthcare System has taken on a big responsibility for (with) Shaw AFB and its population. Tuomey has plans to expand its Emergency Room and add 40 beds to the hospital. This expansion will generate about 160 jobs. Currently there are 160-165 doctors with hospital privileges. With Shaw's increase in population Sumter will need more doctors to relocate here.

- 4) **Public Information** will be very important. It will highlight cultural, recreational, entertainment, parks and educational opportunities. This can be done in many ways and through many venues including the Visitor's Center, brochures, newsletters and websites.

Information will be disseminated about jobs, schools, churches, etc. Churches will be encouraged to be open to accepting persons who are new to the current membership.

It is anticipated that most of the military personnel will look to Sumter for fulfilling their needs. Although the Army leadership wants their personnel not more than one hour away from their work station, it is believed that most of them will want housing and schooling as well as recreational, educational and cultural activities here in Sumter.

Technology will play a pivotal role in that Sumter will develop and maintain a website with new-comer information and news articles about what's happening at Shaw and in Sumter, such as Shaw Fest, Family Support Center activities, New Comers Club, etc.

The City of Sumter is the seat of Sumter County and is the largest city, the eighth largest metropolitan area in the state of South Carolina. Incorporated as Sumterville in 1845, the city's name was shortened to Sumter in 1855. It has grown and prospered from its early beginnings as a plantation settlement.

The city and county of Sumter bear the name of General Thomas Sumter, the "Fighting Gamecock" of the American Revolutionary War. His place in US history is secure as a patriot and military genius. General Sumter was one of the models for Mel Gibson's character in the 2000 movie, "The Patriot" along with Francis Marion and Andrew Pickens, also from South Carolina, and his service to his country continued for the duration of his long life.

In 1912 the City of Sumter became the first city in the United States to successfully adopt the council-manager form of government. It is still in effect today. Sumter's political leadership of elected officials in the form of a seven-member City Council headed by the Mayor, with the strong managerial experience of an appointed City Manager, who serves as the chief administrative and executive officer of the city.

Sumter is centrally located in the middle of South Carolina with the beautiful beaches in one direction and the Blue Ridge Mountains in the other.

The strength of the delivery system for services is the strong relationship established and maintained between service agencies and organizations, non-profits and the public housing authority.

2. Sumter Today

The City of Sumter continues the redevelopment of its downtown through an aggressive Downtown Development initiative. Because of its historic significance, many of the structures are and will be revitalized in a way that they do not lose their historical significance. A multi-million dollar streetscape project has been completed as well as total renovations of three parking lots in the CBD. Work will soon begin on renovating the fourth parking lot and utilizing decorative cross-arms and buried utility lines at each of the downtown intersections. Underground utility work and the installation of new sidewalks on West Liberty are also scheduled in 2010. The total public sector investment to date exceeds six million dollars.

In an area where the existing buildings were beyond saving, the City acquired the property and initiated a land give-a-way program to encourage business growth. The first business to take advantage of this was XDOS, the local agent for Xerox, building a two story 4000 square foot office building. A second business, The Clark Law Firm, built a 6000 square foot, two story building adjacent to XDOS to house their practice. Three attorneys and 10 support staff persons occupy this beautiful, state of the art building. The third parcel is the new headquarters for the Sumter Board of Realtors. It houses their support staff and a training center for continuing education for the area real estate agents.

Downtown businesses are increasing as the Downtown Development Manager markets the downtown and offers incentives such as façade grants to improve the appearance of existing structures, and low interest loans to prospective business developers that come with a plan. During 2008 two new restaurants and several new professional offices opened in the downtown area.

Progress is continuing with the City's partnership with Central Carolina Technical College to complete a \$16 million renovation of the old Western Auto building on South Main Street. Plans are for the building to become the Health Sciences Facility, which will house the nursing & allied health programs of Central Carolina Technical College. The architect was selected in September and construction begin in Summer 2009. Over 1000 students will attend classes at this facility upon its completion. Many of these students do their clinical work at Tuomey Hospital which is located on North Main. This

program will not only create more health care workers, but will also increase pedestrian traffic and demand for more businesses in the downtown area.

A \$7 million dollar renovation was completed in 2008 to the old Sumter Telephone Manufacturing building on Harvin Street. Funded through a grant from the U.S. Department of transportation, the renovated facility will be the Clyburn Inter-Modal Transportation Center. Work was completed in June 2008.

Since 2001, 42 façade renovation projects have been completed in the downtown area through Façade Grants using CDBG funds and monies from building owners.

State of the local economy

There were two plant closings in 2009, when Midwest Stamping and PhibroWood closed their doors. The former put about 30 people out of work, while the latter put about 15 out of work. There were significant layoffs at several major area industries, including Eaton Corp. – Sumter Plant, Interlake Material Handling Systems, Color Fi and Santee Print Works. Total announced layoffs at these facilities were about 250.

There were three announcements in 2009: the first was Sykes, Inc., which has opened a 400-seat call center in Sumter Mall. It has hired about 150 people to date. The second was NBSC, which plans to expand its S. Pike operations center by adding about 100 jobs. The third was Triumph Apparel/Danskin, which now inhabits the former Atcon Distributors building on Plowden Mill Road. This distribution center now employs about 35 workers.

Overall prospect activity is moderate to slow, but a large part of that is seasonal. We expect things to pick up this spring. We have not yet calculated the 2009 capital investment numbers.

Sumter Community Vision

The City of Sumter along with the Chamber of Commerce and Sumter County Government has established a Sumter Community Vision Center. The purpose of the center is, with a director managing the process, to work toward growth that will enhance the community in areas vital to the quality of life we all enjoy: Live, Learn, Work and Plan.

An outline of the program from beginning to now is included in this Consolidated Plan.

Pre-submission requirements:

Required Consultation: Guided by the Citizens Participation Plan, staff from the Community Development office conducted outreach through a series of public meetings, public hearings, phone calls and mailings. Staff also visited two homeless sites where they congregate to eat and fellowship. As part of these efforts, low and moderate income was encouraged to provide input on the development of this plan.

The City of Sumter consulted with other public and private agencies to identify and prioritize community needs, develop strategies and action plans, identify community resources and promote the coordination of resources. The following agencies were consulted as part of this process:

- Santee Lynches Council of Governments
- Santee Lynches Community Development Corporation
- Sumter County Community Development Corporation
- Wateree Community Actions Trans-Aid Homeless Initiative
- Wateree District Health Department
- Wateree Community Actions, Inc.
- City of Sumter Housing Authority
- Wateree HIV/AIDS Task Force
- Alston Wilkes Society
- Sumter County Commission on Alcohol and Drug Abuse
- Any Length Recovery
- Sumter City/ County Planning Office
- Total Care for Homeless Coalition
- City of Sumter Housing and Economic Development Corporation
- South Carolina Vocational Rehabilitation Department
- Wateree District Mental Health

Monitoring

The City will maintain its files in an orderly fashion so that all transactions can be traced. Contractors will be encouraged to comply with guidelines and recipients will be encouraged to disclose information that is accurate and current when required. Staff will keep abreast of existing and new policies and procedures so that all work will be in compliance with HUD's rules and regulations.

Lead-based Paint

Local Health Department officials tell us that the Health Child Program is no longer at their clinic. Local physicians, especially pediatric clinics test children for lead levels in the blood. The case is referred to the local Health Department for follow-up if a child is tested positive for lead. The Health Department trains the family how to keep the

environment safe from lead and teaches the parents how to keep their child(ren) in the care of a physician until the lead levels are in a safe zone.

During Housing Repair, the City will insure that abatement or encapsulation will take place by the contractor when lead is present. If the regular contractor does not have the proper tools or equipment to work the job and/or if he/she is not certified to do lead-based paint construction work, he/she will sub-contract this part of the work out to someone else who is certified to do lead-based paint work.

The above process will decrease the number of housing units that belong to extremely low-income, low-income and moderate-income families living in housing units with lead-based paint.

Submission Requirements:

Lead Agency – The City of Sumter is the Lead Agency.

Consultation/Coordination: The City of Sumter consulted with other public and private agencies to identify and prioritize community needs, develop strategies and action plans, identify community resources and promote the coordination of resources.

The development of the 2010-2015 Consolidated Plan is built on the previous Consolidated Plans and several other studies, plans and reports that have been prepared in recent years. One of the primary documents used in the development of the Consolidated Plan is the City of Sumter 1999-2020 Comprehensive Plan, which addresses housing conditions, housing market and housing needs among other things. Other background documents used in the development of the plan include, but were not limited to the following:

- Statistical Abstract of South Carolina
- Sumter City/County Planning Office Comprehensive 1999-2020 Plan
- The CHAS Data Reports
- 2000 Census Data

Resources used in the development of the plan are referenced and identified

The City of Sumter consulted with other public and private agencies to identify and prioritize community needs, develop strategies and actions plans, identify community resources and promote the coordination of resources. The following agencies were consulted as part of this process:

- Empowered Personal Care Home Health Alliance Inc
- Santee Lynches Council of Governments
- Santee Lynches Community Development Corporation
- Sumter County Community Development Corporation
- Wateree Community Actions, Inc

Wateree Community Actions Trans-Aid Homeless Initiative
Wateree District Health
City of Sumter Housing Authority
Wateree HIV/AIDS Task Force
Alston Wilkes Society
Sumter County Commission on Alcohol and Drug Abuse
Any Length Recovery
Sumter City/County Planning Office
Total Care of Homeless Coalition
City of Sumter Housing and Economic Development Corporation
SC Vocation Rehabilitation Department

HOUSING

Needs Assessment Housing Market Analysis

Housing Projections are addressed in the 1999-2020 Comprehensive Plan developed by the Sumter Planning Commission. The information discloses housing to have been in a decreasing state for about 30 years; however, there has been a slight increase in housing developments for the past 10 years. Housing developments grew by 3,770 or 11 percent from 1990 to 2000. From 1980-1990 housing developments grew by 5,486 and from 1970-1980 developments grew by 6,817.

The deteriorating state of housing is a concern. Many units are mobile with deteriorating value and appearance. The proposal is to make housing affordable for low-moderate-income citizens, as well as seniors and persons with special needs more affordable.

In the City of Sumter Comprehensive Plan 1999-2020, the Planning Department suggests the following:

1. Implement steps to reduce the high dependence on manufactured housing. Possible solutions might be to increase grant-supported homes. However, the plan suggests the best way to reverse this trend is through economic development and better incomes so the more money may be invested in sit-built housing.
2. Demolishing manufactured homes beyond their lifetime as well as dilapidated site-built homes must be demolished and replaced with newer, stick built homes. This initiative reflects growth while improving the overall tax base. The Plan goes on to state that replacement housing especially in our Census Tracts with a current outward immigration help to change the perception of the neighborhood residents first and then all those that look at the community. Demolishing 100 units every year was the projection.

The City of Sumter did just that couple of years ago. Demolition has slowed since that time with an average of 25 units per year.

3. Affordable housing has a two sided ledger for the local government. They demand full government services and only provide approximately 23 cents in taxes for each \$1.00 it costs to provide those services. Finally, the Plan states that manufactured homes tend to decrease in value and therefore provide less tax revenue per year.

According to the Plan the overall housing goal for the City of Sumter and Sumter County is to have more that 500 site-built homes constructed for each of the next 20 years. This action, according to the Plan, will have a profound effect on the tax base as well as outside perceptions of our community. “To build those houses in a way that maximizes the use of existing infrastructure and minimize the impact on the environment would be a major added benefit.”

The following table describes housing characteristics in the City of Sumter as of 2000. The characteristics are occupancy status, tenure, vacancy status, race, and age. The table indicates that persons ages 65 and older comprised 23.5% of the housing stock, the largest percentage of all other categories. Also, the table shows that 53% of householders are white, While 43.8% are Black or African American.

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Number	Percent
OCCUPANCY STATUS		
Total housing units	16,032	100.0
Occupied housing units	14,564	90.8
Vacant housing units	1,468	9.2
TENURE		
Occupied housing units	14,564	100.0
Owner-occupied housing units	7,734	53.1
Renter-occupied housing units	6,830	46.9
VACANCY STATUS		
Vacant housing units	1,468	100.0
For rent	607	41.3
For sale only	172	11.7
Rented or sold, not occupied	144	9.8
For seasonal, recreational, or occasional use	62	4.2
For migratory workers	3	0.2
Other vacant	480	32.7
RACE OF HOUSEHOLDER		
Occupied housing units	14,564	100.0
One race	14,450	99.2
White	7,798	53.5
Black or African American	6,372	43.8
American Indian and Alaska Native	24	0.2
Asian	127	0.9
Native Hawaiian and Other Pacific Islander	2	0.0
Some other race	127	0.9
Two or more races	114	0.8

Subject	Number	Percent
HISPANIC OR LATINO HOUSEHOLDER AND RACE OF HOUSEHOLDER		
Occupied housing units	14,564	100.0
Hispanic or Latino (of any race)	246	1.7
Not Hispanic or Latino	14,318	98.3
White alone	7,716	53.0
AGE OF HOUSEHOLDER		
Occupied housing units	14,564	100.0
15 to 24 years	1,082	7.4
25 to 34 years	2,707	18.6
35 to 44 years	3,183	21.9
45 to 54 years	2,459	16.9
55 to 64 years	1,706	11.7
65 years and over	3,427	23.5
65 to 74 years	1,648	11.3
75 to 84 years	1,367	9.4
85 years and over	412	2.8
Subject	Number	Percent

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H3, H4, H5, H6, H7, and H16.

According to the National Low Income Housing data the City's low-income residents are experiencing an extreme cost burden by spending 39.6% of their wages on housing. This is compared to the State total of 34.8%. It is suggested by the lending industry that only 30% maximum of household wages is spent on housing which include utilities, mortgage, insurance, and taxes.

Very low-income residents (those with incomes at 50% or less of the area median) are experiencing an even greater cost burden by spending 60.2% of their wages on housing. This is compared to the State total of 54.9%. There is the need for more affordable housing units for very-low, low- and middle-income citizens.

There is a need for Affordable Housing and Housing Repair for LMI citizens. Although the units are usually in a bad state of repair the owners are accustomed to living in their neighborhood and do not want to move to another neighborhood. Additionally, some property has been handed down through generations and there is a unique kind of attachment. Repairing these units makes sense to the City, and it is a good investment in the neighborhoods.

Strategic Plan

Five Year Goal -- To develop Affordable Housing for LMI citizens, through housing repair and home ownership. The City will develop 2 affordable housing units and rehabilitate 6 units during each year the next 5 years. The City of Sumter will also provide \$10,000 in down payment funds for up to 10 qualified clients that fall at 80% or below the median for purchasing new homes in the City of Sumter. The City will use HUD Program Proceeds for this program.

CDBG funds will be combined with a non-federal source, South Carolina State Housing Trust Fund, to provide housing repair for persons whose incomes fall at 50% or below the median.

CDBG funds can be used to repair houses for citizens whose income falls at 80% or below the median.

Strategy

Combine CDBG funds with State Housing Trust Funds to provide housing repair for persons whose incomes fall at 50% or below the median.

CDBG funds can be used to repair houses for citizens whose income falls at 80% or below the median.

2. State and Federal funds will be used to afford LMI persons homeownership opportunities for persons whose incomes fall at 80% or below the median for the area.

Housing repair will provide an increase of the housing stock with number of units that are to code and the number of safe, decent and sanitary units for LMI citizens. State Housing Trust Funds and CDBG Funds will be used to address this need.

Affordable Housing – Home Ownership

The City plans to build and sell 2 affordable houses to low-moderate income persons each year during the next 5 years. LMI persons whose income falls at 80% or below the median will be the group served.

HOME funds will be used for construction, subsidy and some of the land acquisition. CDBG funds will be used also for down payment and closing cost assistance.

The City's financial investment into the property is protected by a Deferred Loan Agreement. A sample of this agreement follows:

STATE OF SOUTH CAROLINA)
SUBSIDY

COUNTY OF SUMTER)

RESIDENCE AND

RECOVERY AGREEMENT
(Deferred Loan Agreement)

THIS AGREEMENT is by and between the **City of Sumter Housing & Economic Development Corporation**, hereinafter referred to as the **CHDO**, and _____, hereinafter referred to as the **Purchaser(s)**.

This Agreement entered into at Sumter County, South Carolina this _____ day of _____

WITNESSETH

Whereas, the CHDO has acquired the land on which it has built homes or renovated existing structures

for resale to low-to-moderately-low income families; and

Whereas, said land is acquired with grant funds from the U.S. Department of Housing and Urban Development (HUD) or by way of gift; and

Whereas, the value of said land is or is not included in the purchase price of the home and there may be other contributions by the CHDO and City of Sumter, all of which form a subsidy, making the home affordable for low income families;
now

Therefore, in consideration of the mutual promises contained herein, and other valuable consideration, the parties agree that:

- 1) **RESIDENCE REQUIREMENT:** the purchaser(s) shall reside at the Property as their permanent and primary residence for a period of at least ten years (Affordability Period) from date of purchase. The property is located at and more fully described as follows:

Street, Sumter, South Carolina 29150

Down payment and closing costs will be paid by the City of Sumter in whole or in part. The CHDO will provide the homebuyer a Deferred Loan (Subsidy). The Deferred Loan amount, as noted below, becomes a forgivable grant at the end of the ten year affordability period contingent on the following: Client must reside in the home for a period of ten years (affordability period) from date of purchase. Should the buyer move or sell prior to the ten year affordability period, the entire subsidy amount will be due and payable to the CHDO immediately.

- 2) **CLOSING COSTS:** The City of Sumter may, at its option, finance all or a portion of the purchaser's closing costs at time of sale:

- 3) **LAND/HOUSING SUBSIDY:**

The CHDO has acquired the above described property and prepared it for construction of the home to be sold to the Purchaser(s). The Costs of said land, preparation and construction are included in the purchase price of \$. _____

The CHDO will grant a Deferred Loan to the Purchaser(s) in the amount of \$ _____ against the selling price of _____

The \$cash subsidy against the selling price is provided by S-L HOME Funds

And State Housing Funds as follows:

\$= State Housing Funds

\$= Santee-Lynches HOME

Funds

- 4) **BREACH:** Should the Purchaser(s) violate the terms of this agreement or any other obligation to the CHDO or the primary lender by any of the following described acts of omissions, the CHDO may, at its option, declare this agreement breached and seek such remedies as it may have in Law of Equity.

***RESIDENCY AND SUBSIDY RECOVERY AGREEMENT
(Deferred Loan Agreement)***

PAGE: 2

- A) The sale or attempted sale, transfer or relinquishment of any occupancy or ownership rights by the purchaser to any third party by deed, lease, contract, bond for title or other document within ten years of the date of purchase.
- B) The default, breach or other violation of the Purchaser(s) note, mortgage or other agreements with any lender having a security interest in the property, causing said lender to bring suit, make claim or otherwise serve notice of its intention to foreclose its interest in the subject premises within ten years of the date of purchase.
- 5) **BINDING MATTERS:** This agreement shall be binding on the parties, their heirs, successors and assigns.
- document 6) **AMENDMENTS:** This agreement may only be amended or modified by a written executed by both parties and attached hereto.
- 7) **RECORDING:** This agreement shall be recorded in the RMC Office for Sumter County, South Carolina and shall constitute a lien against the subject property for ten years from the Date of recording.

The terms and conditions of this deferred loan are in the body of this agreement.

In witness whereof, we set our hands and seals this day and year aforesaid.

In the Presence of:

Witness

_____ Housing Director – City of Sumter CHDO

Purchaser

Purchaser

PROBATE

SWORN to before me this _____ day of _____, _____.

NOTARY PUBLIC OF SOUTH CAROLINA

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Public Housing Strategy – Housing Authority of the City of Sumter has established the following as strategies:

The Authority has identified the need for additional affordable housing in the Sumter Community. The Authority has applied and received funding through a partnership of Neighborhood Stabilization Program in the amount of \$1,700,000.00 for acquisition of foreclosures, rehabilitation and rental. All partners are in the process of purchasing homes, and currently have five units out for bid for the rehabilitation with six currently under contract. The Sumter community should benefit from fifteen to eighteen foreclosed homes being converted to rental properties.

The mission of the Housing Authority of the City of Sumter is to assist low-income families with safe, decent and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Authority is committed to operating in an efficient, ethical and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

The Authority did reach 100 percent utilization with the Section 8 program only to remove families by attrition due to funding limitations; the Authority acknowledges that even though we have reduced utilization average Hap's increased due to loss of employment and benefits in the Sumter community. The staff of the Section 8 program works diligently on program integrity, which has been reflected in the 2008 SEMAP of a High Performer.

The Authority has set a structure of training to build the skills of the Authority's staff including, but not limited to, the hiring of an outside sources to conduct file reviews to prepare for RHIP and RIM reviews, rent calculation classes, and general accounting for Public Housing staff. The Authority has experienced difficulties in structuring staff at remote sites due to software limitations. The Authority is currently conducting reviews of the Proposals received to replace the existing software.

The Authority has currently elected out of Asset Management for FY 2008 and 2009 and will again in 2010. The Authority will be implementing recommendations of relocating staff to site offices once we are able to resolve computer software issues. The Authority currently plans to house management and maintenance at the Harmony Court office location while resident services is to be housed at Friendship. Scattered site management and maintenance will remain central with designated hours of operation until a determination can be made as to the best location. Inventory has been separated and the majority of stock is housed on three sites. Central warehouse is utilized primarily for storage of equipment that has not been duplicated.

Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The Housing Authority of the City of Sumter provides a quality resource of affordable housing in the Sumter Community. Not only are the affordable housing resources limited, but also in the economic condition and with the loss of industry in the community, affordable housing and housing financial assistance is a growing population in the Authority's jurisdiction.

The Authority strives every day of operation to provide quality affordable housing to the Sumter community. We also have strong partnerships that are utilized as a way to help our families achieve self-sufficiency and improve the quality of their lives. Identification of strengths and weaknesses has resulted in quality control file reviews, rent calculation training and basic accounting. The Authority will be pursuing an outside source to conduct a second Physical Standards inspection to strengthen quality standards. The overall goal is to have the staff trained and capable of obtaining efficient, effective and professional quality services at every level in the agency.

Barriers to Affordable Housing

Identified Barriers

- Bad Credit
- Insufficient Credit
- Low Income

1 Applicants for affordable housing will be referred to Consumer Credit Council if they have bad credit problems.

Those with insufficient credit will be encouraged to establish credit with utility companies and landlords.

Applicants with incomes so low that they do not have enough income to meet the guidelines will be encouraged to attend training sessions, go to Adult Education programs and Central Carolina Technical College to become better trained for job advancement or a better job with another employer.

While homeownership rates are increasing annually for higher income families, lower income families continue to struggle with affordable housing issues. Only 48 percent of very low income households live in owner-occupied homes as opposed to 67 percent of all households and 88 percent of high-income households. There are substantial gaps in homeownership attainment between races and areas of the various communities. Among the barriers to homeownership are the following:

Income Barriers

- A high percentage of rental households cannot afford to purchase a modestly priced home using a 30-year fixed rate mortgage. Prudent towards the payment of housing costs, including hazard insurance and property taxes. As a result, potential buyers are limited in the amount they can afford to pay by their housing to debt income ratio.

Wealth Barriers

- Mortgage loans typically require borrowers to make some cash investment in the deal and also limit borrower total debt load, including non-housing consumer debts. Because renters are typically lower-income and have to spend much of their earnings for rent, health care and food, they often use consumer debt, credit cards and installment loans. The result is that many renter families are strapped with high debt loans and little savings.

Credit History Barriers

- Credit bureau depositories have developed over the past several years offering extensive details on how individuals' access and use credit cards, lines of credit, installment loans and other extensions of credit. While an individual's credit score depends on a number of factors, high risk scores tend to be associated with a history of late payments, maximized credit lines, and repeated applications for additional credit. Credit scores are now commonly used to assess mortgage applicants. The reason most cited for the denial of a single family mortgage home purchase loan is a poor credit history. Lower income and minority households tend to have reduced job security, lower levels of savings and higher debt that disqualify them from obtaining a prime priced home mortgage loan.

Information Barriers

- There is a significant segment of potential low income buyers who self select out of homeownership due to fear of rejection, confusion about the complexities of the process or misunderstandings about their financial status.

Affordable Supply Barriers

- There is a delicate balance between growth in home-owning households and the number of housing units suitable for homeownership. There are significant numbers of substandard rental and vacant units that could be converted into affordable owner occupied units. Because of the fixed cost

involved in building new houses and the relatively attractive profit margins involved in building higher value homes, very few affordable owner occupied homes are being produced today. First time homebuyers cannot afford the price of a new single family unit and are left instead to purchase existing units many of which are declining in quality. This includes a huge market of used manufactured homes which attract low income families due to the low monthly payments and the limited cost involved in purchasing one.

Strategic Plan

Five Year Goal – The Five Year Goal/Objectives for Affordable Housing:

Objective for Affordable Housing

1. Develop new affordable housing units for low income homeowners
 - a. Promote the utilization of tax credit programs for construction of units concentrated in low income areas
 - b. Target a percentage of HOME funds for construction of new single family housing units for low income individuals and families.
 - c. Promote effective self-help opportunities requiring homebuyers to participate in construction of their homes, decreasing labor costs.
2. Provide opportunities for financial assistance to first time homebuyers
 - i. Promote the American Dream Downpayment Initiative
 - ii. Target a percentage of HOME passed thru to CHDO's for direct housing subsidies
3. Strengthen the role of the manufactured home industry and building codes
 - a. Advocate for modular and panelized constructed factory built units to be built to the National HUD code.
4. Increase the number of safe, decent, and suitable manufactured homes available to low income families.
 - i. Promote the replacement of older units not meeting HUD code and factory certifications.
 - ii. Educate low income homebuyers on the pro's and con's of purchasing an older used mobile home i.e.: depreciation values, leased land dangers and risks, costs involved in moving units, costs involved in repair, replacement, and resale.

Strategy

Coordinate with local housing providers and developers, locally and from afar, to produce housing that will be affordable and desirable for the LMI persons. Align with financial institutions that have access to funds for CRA purposes to promote programs for

LMI citizens who desire to own their own home. Examine HUMDA data often to compare lending practices among minorities and in distress areas of the city.

Housing Plus Services Principles for Program Design and Implementation

These principles are based on the knowledge gained from the historical and contemporary linkage of housing and services, and are proposed as comprehensive, multifaceted, and interlocking.

1. Housing is a basic human need, and all people have a right to safe, decent, affordable and permanent housing.
2. All people are valuable, and capable of being valuable residents and valuable community members.
3. Housing and services should be integrated to enhance the social and economic well-being of residents and to build healthy communities.
4. Residents, owners, property managers and service providers should work as a team in integrated housing and services initiatives.
5. Programs should be based on assessment of residents' and community strengths and needs, supported by ongoing monitoring and evaluation.
6. Programs should strengthen and expand resident participation to improve the community's capacity to create change.
7. Residents' participation in programs should be voluntary, with an emphasis on outreach to the most vulnerable.
8. Community Development activities should be extended to the neighboring area and residents.
9. Assessment, intervention and evaluation should be multilevel, focusing on individual residents, groups, and the community.
10. Services should maximize the use of existing resources, avoid duplication, and expand the economic, social, and political resources available to residents.
11. Residents of Housing Plus Services programs should be integrated into the larger community.

Housing Plus Services Typology

Housing Type	General Target Population	Common Goals or Outcomes	Primary Services
Supportive Housing	People who are formerly homeless; at risk of homelessness; chronically mentally ill; disabled; elderly; in recovery, etc.	To prevent homelessness or recurrence of homelessness. To assure access to a comprehensive support system to help residents to live independently and interdependently in the community.	<ul style="list-style-type: none"> • Focus on life skills and stabilization. • Crisis intervention • Case management • Services coordination • Programs and activities
Special Needs Housing	People with special needs, i.e., in recovery; dual diagnosis; HIV/AIDS; chronic mental illness; disabled; elderly etc.	To enable people with disabilities and/or who are in recovery requiring ongoing treatment or attention to live independently (or to continue recovery/prevent relapse). To prevent homelessness	<ul style="list-style-type: none"> • Focus on health, mental health, and/or recovery from addictions • Life skills and stabilization • Crisis intervention • Case management • Services coordination • Programs and activities.
Housing for Older Adults (Including Senior Housing and Assisted Living)	Elderly; frail elderly	To enable older adults to live (semi) independently, possibly with caregivers or family members or in naturally occurring retirement communities (NORCs), while providing, as needed, for their basic needs. To prevent institutionalization and facilitate aging in place.	<ul style="list-style-type: none"> • Focus on health and basic needs • Case management • Life skills and stabilization • Crisis intervention • Programs and activities
Service-Enriched Affordable Housing	Low income people, not necessarily at risk or with special needs. Families with children; individuals; disabled people; extended families; couples; elderly people, etc.	To provide affordable housing, while promoting improved social and economic well-being of residents. To encourage community development, interaction and interdependence. To prevent homelessness.	<ul style="list-style-type: none"> • Crisis intervention • Assistance in accessing resources and services in the community • Programs and activities • Resident participation in decision-making process
Public Housing	Low income people, not necessarily at risk or with special needs. Families with children; individuals; disabled people; extended families; couples; elderly people, etc.	To provide affordable housing and promote improved social and economic well-being of residents. To encourage community development, interaction and interdependence. For some groups, to facilitate movement to non-subsidized housing.	<ul style="list-style-type: none"> • Crisis intervention • Assistance in accessing resources and services in the community • Programs and activities • Resident participation in decision-making process

HOMELESS

Specific Homeless Prevention Elements

1. Sources of funds - The City of Sumter partnering with Wateree Community Action through the Total Care for the Homeless Coalition receive an annual grant from HUD for the homeless.

The City provides support to the Empowered Personal Care Home Health Alliance Inc. (EPCHHA) and the Wateree Aids Task Force (WATF) of Sumter County to combat homelessness among persons with HIV/AIDS. Both WATF and EPCHHA assist persons with medicines, food, rents, utilities and mortgage. This assistance will prevent persons who are HIV/AIDS positive from becoming homeless. The EPCHHA became fully operational during the latter part of spring 2007. EPCHHA provides 82 rooms for homeless HIV/AIDS clients who are not financial able to afford a place on their own.

HOMELESS

Needs Assessment

This assessment is based on information obtain during the community meetings and information gathered while working with agencies and organizations throughout the past years.

Urban homelessness is unique in the persons often camouflage their plight by posing like normal citizens in the local library or sitting around in fast food establishments and the mall. Often they walk the street and only when they are seen often going nowhere fast that it can be speculated that they may be homeless. The other side of the coin is the homeless urban persons who are not so interested in camouflaging their plight. These individuals walk the street often and sometime ask for money, cigarette or food. In conversations will tell you the plight in life.

Several homeless persons told us during visits to the soup kitchens that they sleep anywhere they could lay their heads, benches, parks, shelters when available, etc. One guy told us he sleep in one of his relative car at night and been doing it for the last six months because they will not allow him to sleep in their house.

Homeless persons with disabilities have an even greater plight. In most case they are sickly, unemployed, and sometimes harder to reach because they think no one cares about them.

A continuum of care of service on a larger scale is needed. Improvements have been made but until this is available, existing services need to be expanded to accommodate some of the most critical needs that exist among the homeless. For example: A place to shower and store their belongings, and the ability to receive mail and get phone calls.

We did not observe children during our visit to homeless shelter but we was told by a manager that in most cases homeless kids are either in transitional housing with parent, live with a relative, or either a ward of the state.

There are many homeless persons who need medication but do not have money to fill prescriptions. Sumter has the resources; however, homeless persons either do not know about the resources or very hesitant in contacting the resources available to them.

Strategic Plan

The Five Year Goal – Provide transitional housing and supportive services for the homeless. The plan is to work with existing agencies and organizations including non-profits to access funds to develop programs and services for the homeless and eventually have a continuum of care service.

Strategy

Do site visits where homeless persons congregate. Staff will perform needs assessment and coordinate and collaborate with existing agencies to get the medical, social and housing needs met by locating the service for the homeless and letting them know where and how to access these services.

Additionally staff will work with Total Care of Homeless Coalition to provide technical assistance to non-profits, faith based organizations, government agencies and private citizens that seek opportunities for funding to establish homeless initiatives. Provide grant writing technical assistance upon request.

Additional Information

The City of Sumter has fostered a partnership between the Total Care for Homeless Coalition and the Consultant for HMIS (Homeless Management Information System) installed the system at United Ministries of Sumter County.

Inventory

Table 1A provides the Homeless and Special Needs Population Inventory as well.

Existing Homeless Facilities are listed below (not all inclusive)

<u>Name of Facility</u>	<u>Services Provided</u>
Samaritan House 340 Oakland Ave Sumter, SC	3-night stay with a meal Closed during daylight hours 21 Bed Capacity
*Wateree Community Actions Trans-Aid Program 13 South Main St. Sumter, SC	Continuum of care 2 Apartments in City Limits 2 Houses in Mayesville (County) 1 Unit in Bishopville (Lee County) 1 Unit in Manning (Clarendon County)
*Homeless person must show interesting self-help for the Wateree's Trans-Aid Program	
Garden Circle Apartments 202 E. Liberty St. Sumter, SC	10 units earmarked for homeless persons Age 55 and above Supportive services provided Section 8 and subsidized rents
Greenhouse Runaway Shelter 529 N. Wise Drive Sumter, SC	Shelter, Counseling and transportation to and from school for up to 14 days Age 18 and under are served
Oxford House Liberty St. Sumter, SC	Residential Facility Sustained Remission persons Client seek jobs, etc., while there
Any Length Recovery Rhondo St Sumter, SC (County location)	A private, residential recovery center Persons in recovery work and pay rent, etc.
YWCA of the Upper Lowlands 246 Church St. Sumter, SC	Women's Shelter for Battered Women A continuum of care is offered children accepted up to a certain age with Parent. 4 Units are available
Sumter Commission on Alcohol & Drug Abuse North Main St. Sumter, SC	A Detoxification agency Residential treatment for all ages (children limited to young teens)

Wateree Mental Health Center Magnolia St. Sumter, SC	Mental Health services for all ages (counseling, housing, half-way housing, etc) several continuums for able persons and also have permanent housing units for persons who can live on their own
Alston Wilkes Society Law Range Sumter, SC	Social Services to displaced, unemployed ex-offenders, homeless, etc.
Emanuel Soup Kitchen 421 S. Main St. Sumter, SC	Food and fellowship daily bag lunches on weekends
Veteran Affairs Law Range Sumter, SC	Services to Veterans (all inclusive)
United Way of Sumter County Artillery Dr. Sumter, SC	Provides rent assistance, Mortgage assistance, utility assistance, clothing, food and furniture Shelter is provided on a limited basis
SC Vocational Rehabilitation Dept	Prepares eligible residents with Disabilities to prepare for, achieve and maintain competitive employment
Empowered Personal Care Home Health Alliance Inc. N. Main St.	Provides 82 rooms for homeless HIV/AIDS clients who are not financial able to afford a place to live on their own

Disabilities and Special Needs

Needs Assessment

The Executive Director reports that the agency serves 595 developmentally disabled persons in Sumter County. Of that number, there are 50-60 are in need of supportive housing. Others already have supportive housing. These persons are in the process of being trained and counseled to get back into main stream society and will need housing and supportive services. Usually, they are unable to live on their own. The agency has a program in place that provides the necessary supportive services the clients need.

Chronic Homelessness

Needs Assessment

Although numbers for homeless persons are on the decline over the last couple of years the City remains steadfast in eliminating homelessness. Many of them are chronically homeless by definition. The challenge to eliminate Chronic Homelessness by 2012 is a difficult challenge. Many elements of society must come together to make this happen.

The City of Sumter CD staff is a member of and will continue to work closely with the Six-County Total Care for Homeless Coalition in an effort to get HUD funds to each agency that applies during the application cycle. In addition, the City will assist with the application by soliciting support letters and offering assistance with writing the grant application. TCHC receive homeless grant funds from HUD on a yearly basis which is used to curb homelessness in the City of Sumter and several other counties. The City will continue working with the Coalition over the next five years, when we hope to eliminate chronic homelessness.

A new 501c3 organization mentioned above, EPCHHA, was formed with the purpose of providing housing and supportive services to persons who test positive with HIV/AIDS. The City CHDO work with this organization to access funds for their projects, along with several other local, state, and federal partners.

Strategy

Five Year Goal – To work closer with Total Care for Homeless Coalition, private, and non-profits, to access funds for homeless initiatives this program year. The goal is to decrease the number of persons who are homeless by 10% each year for 5 years.

With the use of CDBG funds the City of Sumter will work with local agencies and faith community to assist homeless persons in obtaining medical service, prescription drugs, life skills, job training, budgeting and planning on how to get from where they are to where they want to be in life. CDBG funds will used to assist with housing, utility assistance and mortgage catch up efforts. The latter will be accomplished through a sub-recipient agreement with a service agency that will receive a CDBG grant to provide services to homeless and would-be homeless persons.

The Total Care for the Homeless Coalition (TCHC) current goal is to eliminate homelessness by 2012, but realistically without finding additional funding sources that would be extremely difficult to do. The following steps are currently being taken to reach TCHC goal:

4. Finding out where the Chronic Homeless persons are located throughout the City.
5. Assessing of their individual and collective needs

6. Assessing their physical, psychological, mental, social and medical status
7. Gain a sense if whether they would like to stop being homeless
8. Seeking out agencies and organizations that can provide needed services and resources, transitional, supportive and permanent housing
9. Partnering with physicians and medical clinics to agree to assist by providing needed medical/mental health services with follow-up and follow-through

These actions create the best conditions for making chronic homelessness nonexistent within the next two years.

The City of Sumter did not do a 10-year plan to end homelessness.

Discharge Coordinating Policy

Needs Assessment

There is a need for a comprehensive discharge coordination policy among corrections institutions, mental health institutions and hospitals. The lack of a policy causes citizens to file through the system in an unorganized fashion. Corrections Departments may institute a program to provide State ID and Social Security cards for inmates prior to release. This has not come to fruition at this writing.

Most facilities give inmates an official release card that states where they are going. This gives the Department of Transportation proof of residency requirement to get an official ID Card. The Department of Motor Vehicle requires a Social Security Card to get a drivers license or identification card.

Former inmates need a Social Security Card, Birth Certificate and proof of residency for employment purposes. Alston Wilkes Society-Sumter assists with this process.

Strategic Plan

Five-Year Goal—To coordinate with service agencies to encourage proper discharge by interceding on behalf of inmates prior to discharge to obtain needed documents such as ID cards, birth certificates and social security cards. Correctional facilities can provide a discharge paper that gives an address so that employment agencies and service providers will know that this person actually has an address.

These small steps are what make the big difference between receiving services and employment and being denied because the person on the other side of the desk cannot identify who the person is that he/she is talking with. Help and assistance, then is not denied per se, instead, is withheld because the basics have not been provided to gain trust that the person is really on the street again legitimately.

Finally, the staff will continuously work with local service agencies to initiate a planned discharge policy in each agency within the next five years.

Strategy

The strategy is to have all discharging entities' clients leave their facility with a discharge packet that contains every item necessary for smooth transition. Some of the contents will be a Picture ID Card, Social Security Card, Birth Certificate, local address, etc. During the ensuing five years we will ask agencies how their plan is working. It is anticipated that we can reduce the fragmented discharging that is currently in place by at least 10% a year, thereby cutting the bad work in half in five years.

SPECIAL NEEDS POPULATIONS

Needs Assessment

Disabilities and Special Needs Population:

Developmentally Disabled persons constitute a growing population. The rate of growth is unknown at this writing. The Disabilities and Special Needs Board report that there are currently 595 persons in Sumter County with disabilities. Their special needs are being serviced by that agency. They provide in institutional care, group housing and single unit housing.

Physically Handicapped persons need assessable housing. According to the 2000 Census there are 4,501 persons, age 21-64 years old, in the City of Sumter with disabilities. Of the 18,809 persons age 60 and above living in Sumter County, 1,951 are living with a self-care disability, 1951 with a physical disability, 1951 with a sensory disability, 2045 with mental disability, and 398 are living in an institutional setting.

There is a shortage of supportive services and supportive housing for this subpopulation. Elderly housing units are available to a portion of this population. Persons age 62 and above with disabilities can be accommodated in elderly housing units.

Subpopulations

Included in this group are victims of domestic abuse, persons with HIV/AIDS, mentally ill, veterans, youth, victims of substance abuse, runaway children, and disabilities and special needs persons.

Domestic Abuse Victims (women) – Services are provided through the YWCA Shelter located inside the City Limits. Women are usually brought to the shelter by law enforcement personnel. Children are accommodated provided they are young enough.

The YWCA provides a continuum of care for the women, which includes accompanying them to court and seeing to it they are safe from harm by their abusers.

Domestic Abuse Counselors, through dialogue and counseling services, get them to a place where they regain their self-esteem and create a new image of themselves. This program provides a continuum of care for the clients.

Lead Based Paint Needs Assessment – Housing units constructed before 1978 are presumed have Lead-Based Paint present. The City operates a housing repair program. A Lead Risk Assessment is performed on all units prior to repairs. The following table will show the number of units in the City of Sumter that is presumed to have lead-based paint present.

Lead-Based Paint Table	
<u>Years Built</u>	<u>Number of Units</u>
1939 or earlier	1,170
1940-1949	1,119
1950-1959	2,670
1960-1969	3,348
1970-1979	<u>3,079</u>
Total units with Lead	11,386

Source: Census 2000 File 3 (SF3)

It is estimated that of the 11,386 units of housing with Lead-Based Paint, 50% of them belong to or are occupied by low-moderate-income persons.

Contractors protect the families from lead as they do the repair work by enclosing or removing materials that have lead.

Children from age 0-6 years of age are tested for lead by their pediatrician or family doctor. If lead is found at a level of 10meg or above the children are treated. The case is referred to the local health department for family education in how to keep the house lead safe and how to protect the child and other children from lead poisoning.

The Department of Health and Environmental Control no longer has the grant to operate the Well Child Program.

Lead Based Paint Poisoning Reported for Sumter County

SC DHEC

6 during period of January 1, 2009-December 31, 2009

Strategic Plan

Five-Year Goal – To eliminate lead in the homes where children live, and by doing this, positively affect 50 homes (families) during the next five years.

Strategy

To work closely with contractors to make sure they comply with federal guidelines in repairing housing with lead-based paint present. Further to work closer with the local health officials, agencies and organizations that service children to encourage and promote lead testing of children from ages 0-6 for lead based-paint poisoning.

Neighborhood Revitalization Strategy Area (NRSA)

The NRSA was approved by HUD in July 1996. The NRSA is bound by Census Tracts 11, 13, 15 and 16, and is located in South Sumter. The following tables describe the housing status in the NRSA.

Geographic Area: **Census Tract 11, Sumter County, South Carolina**

Subject	Number	Percent
OCCUPANCY STATUS		
Total housing units	1,836	100.0
Occupied housing units	1,589	86.5
Vacant housing units	247	13.5
TENURE		
Occupied housing units	1,589	100.0
Owner-occupied housing units	1,101	69.3
Renter-occupied housing units	488	30.7
VACANCY STATUS		
Vacant housing units	247	100.0
For rent	84	34.0
For sale only	28	11.3
Rented or sold, not occupied	26	10.5
For seasonal, recreational, or occasional use	10	4.0
For migratory workers	2	0.8
Other vacant	97	39.3
RACE OF HOUSEHOLDER		
Occupied housing units	1,589	100.0
One race	1,576	99.2
White	671	42.2
Black or African American	886	55.8
American Indian and Alaska Native	2	0.1
Asian	1	0.1
Native Hawaiian and Other Pacific Islander	0	0.0
Some other race	16	1.0
Two or more races	13	0.8
HISPANIC OR LATINO HOUSEHOLDER AND RACE OF HOUSEHOLDER		
Occupied housing units	1,589	100.0
Hispanic or Latino (of any race)	25	1.6
Not Hispanic or Latino	1,564	98.4
White alone	666	41.9
AGE OF HOUSEHOLDER		
Occupied housing units	1,589	100.0
15 to 24 years	85	5.3
25 to 34 years	268	16.9
35 to 44 years	404	25.4
45 to 54 years	315	19.8
55 to 64 years	214	13.5
65 years and over	303	19.1
65 to 74 years	194	12.2
75 to 84 years	89	5.6
85 years and over	20	1.3
Subject	Number	Percent

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H3, H4, H5, H6, H7, and H16.

Geographic Area: **Census Tract 13, Sumter County, South Carolina**

Subject	Number	Percent
OCCUPANCY STATUS		
Total housing units	1,207	100.0
Occupied housing units	996	82.5
Vacant housing units	211	17.5
TENURE		
Occupied housing units	996	100.0
Owner-occupied housing units	429	43.1
Renter-occupied housing units	567	56.9
VACANCY STATUS		
Vacant housing units	211	100.0
For rent	87	41.2
For sale only	18	8.5
Rented or sold, not occupied	20	9.5
For seasonal, recreational, or occasional use	2	0.9
For migratory workers	0	0.0
Other vacant	84	39.8
RACE OF HOUSEHOLDER		
Occupied housing units	996	100.0
One race	990	99.4
White	181	18.2
Black or African American	808	81.1
American Indian and Alaska Native	0	0.0
Asian	1	0.1
Native Hawaiian and Other Pacific Islander	0	0.0
Some other race	0	0.0
Two or more races	6	0.6
HISPANIC OR LATINO HOUSEHOLDER AND RACE OF HOUSEHOLDER		
Occupied housing units	996	100.0
Hispanic or Latino (of any race)	5	0.5
Not Hispanic or Latino	991	99.5
White alone	179	18.0
AGE OF HOUSEHOLDER		
Occupied housing units	996	100.0
15 to 24 years	39	3.9
25 to 34 years	88	8.8
35 to 44 years	176	17.7
45 to 54 years	198	19.9
55 to 64 years	141	14.2
65 years and over	354	35.5
65 to 74 years	162	16.3
75 to 84 years	141	14.2
85 years and over	51	5.1
Subject	Number	Percent

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H3, H4, H5, H6, H7, and H16.

Geographic Area: **Census Tract 15, Sumter County, South Carolina**

Subject	Number	Percent
OCCUPANCY STATUS		
Total housing units	1,134	100.0
Occupied housing units	936	82.5
Vacant housing units	198	17.5
TENURE		
Occupied housing units	936	100.0
Owner-occupied housing units	545	58.2
Renter-occupied housing units	391	41.8
VACANCY STATUS		
Vacant housing units	198	100.0
For rent	44	22.2
For sale only	10	5.1
Rented or sold, not occupied	54	27.3
For seasonal, recreational, or occasional use	9	4.5
For migratory workers	0	0.0
Other vacant	81	40.9
RACE OF HOUSEHOLDER		
Occupied housing units	936	100.0
One race	933	99.7
White	5	0.5
Black or African American	923	98.6
American Indian and Alaska Native	0	0.0
Asian	0	0.0
Native Hawaiian and Other Pacific Islander	0	0.0
Some other race	5	0.5
Two or more races	3	0.3
HISPANIC OR LATINO HOUSEHOLDER AND RACE OF HOUSEHOLDER		
Occupied housing units	936	100.0
Hispanic or Latino (of any race)	6	0.6
Not Hispanic or Latino	930	99.4
White alone	4	0.4
AGE OF HOUSEHOLDER		
Occupied housing units	936	100.0
15 to 24 years	38	4.1
25 to 34 years	101	10.8
35 to 44 years	203	21.7
45 to 54 years	176	18.8
55 to 64 years	131	14.0
65 years and over	287	30.7
65 to 74 years	149	15.9
75 to 84 years	101	10.8
85 years and over	37	4.0
Subject	Number	Percent

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H3, H4, H5, H6, H7, and H16.

Geographic Area: **Census Tract 16, Sumter County, South Carolina**

Subject	Number	Percent
OCCUPANCY STATUS		
Total housing units	1,767	100.0
Occupied housing units	1,522	86.1
Vacant housing units	245	13.9
TENURE		
Occupied housing units	1,522	100.0
Owner-occupied housing units	1,097	72.1
Renter-occupied housing units	425	27.9
VACANCY STATUS		
Vacant housing units	245	100.0
For rent	64	26.1
For sale only	17	6.9
Rented or sold, not occupied	77	31.4
For seasonal, recreational, or occasional use	9	3.7
For migratory workers	0	0.0
Other vacant	78	31.8
RACE OF HOUSEHOLDER		
Occupied housing units	1,522	100.0
One race	1,512	99.3
White	123	8.1
Black or African American	1,385	91.0
American Indian and Alaska Native	3	0.2
Asian	0	0.0
Native Hawaiian and Other Pacific Islander	0	0.0
Some other race	1	0.1
Two or more races	10	0.7
HISPANIC OR LATINO HOUSEHOLDER AND RACE OF HOUSEHOLDER		
Occupied housing units	1,522	100.0
Hispanic or Latino (of any race)	5	0.3
Not Hispanic or Latino	1,517	99.7
White alone	122	8.0
AGE OF HOUSEHOLDER		
Occupied housing units	1,522	100.0
15 to 24 years	49	3.2
25 to 34 years	202	13.3
35 to 44 years	289	19.0
45 to 54 years	311	20.4
55 to 64 years	261	17.1
65 years and over	410	26.9
65 to 74 years	219	14.4
75 to 84 years	147	9.7
85 years and over	44	2.9
Subject	Number	Percent

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H3, H4, H5, H6, H7, and H16.

Geographic Area: **Census Tract 11, Sumter County, South Carolina**

Subject	Number	Percent
TENURE		
Occupied housing units	1,589	100.0
Owner-occupied housing units	1,101	69.3
Renter-occupied housing units	488	30.7
TENURE BY HOUSEHOLD SIZE		
Owner-occupied housing units	1,101	100.0
1-person household	224	20.3
2-person household	342	31.1
3-person household	193	17.5
4-person household	199	18.1
5-person household	84	7.6
6-person household	40	3.6
7-or-more-person household	19	1.7
Renter-occupied housing units	488	100.0
1-person household	122	25.0
2-person household	114	23.4
3-person household	94	19.3
4-person household	81	16.6
5-person household	45	9.2
6-person household	19	3.9
7-or-more-person household	13	2.7
TENURE BY AGE OF HOUSEHOLDER		
Owner-occupied housing units	1,101	100.0
15 to 24 years	32	2.9
25 to 34 years	151	13.7
35 to 44 years	272	24.7
45 to 54 years	239	21.7
55 to 64 years	160	14.5
65 years and over	247	22.4
65 to 74 years	160	14.5
75 to 84 years	72	6.5
85 years and over	15	1.4
Renter-occupied housing units	488	100.0
15 to 24 years	53	10.9
25 to 34 years	117	24.0
35 to 44 years	132	27.0
45 to 54 years	76	15.6
55 to 64 years	54	11.1
65 years and over	56	11.5
65 to 74 years	34	7.0
75 to 84 years	17	3.5
85 years and over	5	1.0
Subject	Number	Percent

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H4, H15, and H16.

Geographic Area: **Census Tract 13, Sumter County, South Carolina**

Subject	Number	Percent
TENURE		
Occupied housing units	996	100.0
Owner-occupied housing units	429	43.1
Renter-occupied housing units	567	56.9
TENURE BY HOUSEHOLD SIZE		
Owner-occupied housing units	429	100.0
1-person household	153	35.7
2-person household	111	25.9
3-person household	69	16.1
4-person household	48	11.2
5-person household	20	4.7
6-person household	16	3.7
7-or-more-person household	12	2.8
Renter-occupied housing units	567	100.0
1-person household	282	49.7
2-person household	151	26.6
3-person household	61	10.8
4-person household	28	4.9
5-person household	22	3.9
6-person household	10	1.8
7-or-more-person household	13	2.3
TENURE BY AGE OF HOUSEHOLDER		
Owner-occupied housing units	429	100.0
15 to 24 years	4	0.9
25 to 34 years	22	5.1
35 to 44 years	59	13.8
45 to 54 years	88	20.5
55 to 64 years	65	15.2
65 years and over	191	44.5
65 to 74 years	83	19.3
75 to 84 years	78	18.2
85 years and over	30	7.0
Renter-occupied housing units	567	100.0
15 to 24 years	35	6.2
25 to 34 years	66	11.6
35 to 44 years	117	20.6
45 to 54 years	110	19.4
55 to 64 years	76	13.4
65 years and over	163	28.7
65 to 74 years	79	13.9
75 to 84 years	63	11.1
85 years and over	21	3.7
Subject	Number	Percent

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H4, H15, and H16.

Geographic Area: **Census Tract 15, Sumter County, South Carolina**

Subject	Number	Percent
TENURE		
Occupied housing units	936	100.0
Owner-occupied housing units	545	58.2
Renter-occupied housing units	391	41.8
TENURE BY HOUSEHOLD SIZE		
Owner-occupied housing units	545	100.0
1-person household	156	28.6
2-person household	140	25.7
3-person household	94	17.2
4-person household	78	14.3
5-person household	46	8.4
6-person household	18	3.3
7-or-more-person household	13	2.4
Renter-occupied housing units	391	100.0
1-person household	113	28.9
2-person household	98	25.1
3-person household	75	19.2
4-person household	42	10.7
5-person household	36	9.2
6-person household	19	4.9
7-or-more-person household	8	2.0
TENURE BY AGE OF HOUSEHOLDER		
Owner-occupied housing units	545	100.0
15 to 24 years	7	1.3
25 to 34 years	31	5.7
35 to 44 years	94	17.2
45 to 54 years	98	18.0
55 to 64 years	94	17.2
65 years and over	221	40.6
65 to 74 years	113	20.7
75 to 84 years	83	15.2
85 years and over	25	4.6
Renter-occupied housing units	391	100.0
15 to 24 years	31	7.9
25 to 34 years	70	17.9
35 to 44 years	109	27.9
45 to 54 years	78	19.9
55 to 64 years	37	9.5
65 years and over	66	16.9
65 to 74 years	36	9.2
75 to 84 years	18	4.6
85 years and over	12	3.1
Subject	Number	Percent

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H4, H15, and H16.

Geographic Area: **Census Tract 16, Sumter County, South Carolina**

Subject	Number	Percent
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Subject	Number	Percent
TENURE		
Occupied housing units	1,522	100.0
Owner-occupied housing units	1,097	72.1
Renter-occupied housing units	425	27.9
TENURE BY HOUSEHOLD SIZE		
Owner-occupied housing units	1,097	100.0
1-person household	259	23.6
2-person household	345	31.4
3-person household	204	18.6
4-person household	126	11.5
5-person household	95	8.7
6-person household	36	3.3
7-or-more-person household	32	2.9
Renter-occupied housing units	425	100.0
1-person household	122	28.7
2-person household	94	22.1
3-person household	73	17.2
4-person household	65	15.3
5-person household	34	8.0
6-person household	23	5.4
7-or-more-person household	14	3.3
TENURE BY AGE OF HOUSEHOLDER		
Owner-occupied housing units	1,097	100.0
15 to 24 years	16	1.5
25 to 34 years	103	9.4
35 to 44 years	191	17.4
45 to 54 years	223	20.3
55 to 64 years	213	19.4
65 years and over	351	32.0
65 to 74 years	186	17.0
75 to 84 years	127	11.6
85 years and over	38	3.5
Renter-occupied housing units	425	100.0
15 to 24 years	33	7.8
25 to 34 years	99	23.3
35 to 44 years	98	23.1
45 to 54 years	88	20.7
55 to 64 years	48	11.3
65 years and over	59	13.9
65 to 74 years	33	7.8
75 to 84 years	20	4.7
85 years and over	6	1.4
Subject	Number	Percent

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H4, H15, and H16.

Geographic Area: **Census Tract 11, Sumter County, South Carolina**

Subject	Number	Percent
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HOUSEHOLD POPULATION		
Population in occupied housing units	4,482	100.0
Owner-occupied housing units	3,081	68.7
Renter-occupied housing units	1,401	31.3
Per occupied housing unit	2.82	(X)
Per owner-occupied housing unit	2.80	(X)
Per renter-occupied housing unit	2.87	(X)
HOUSEHOLD TYPE		
Owner-occupied housing units	1,101	100.0
Family households	842	76.5
Householder 15 to 64 years	691	62.8
Householder 65 years and over	151	13.7
Married-couple family	521	47.3
Male householder, no wife present	70	6.4
Female householder, no husband present	251	22.8
Nonfamily households	259	23.5
Householder 15 to 64 years	163	14.8
Householder 65 years and over	96	8.7
Male householder	127	11.5
Living alone	111	10.1
65 years and over	28	2.5
Not living alone	16	1.5
Female householder	132	12.0
Living alone	113	10.3
65 years and over	60	5.4
Not living alone	19	1.7
Renter-occupied housing units	488	100.0
Family households	337	69.1
Householder 15 to 64 years	312	63.9
Householder 65 years and over	25	5.1
Married-couple family	109	22.3
Male householder, no wife present	38	7.8
Female householder, no husband present	190	38.9
Nonfamily households	151	30.9
Householder 15 to 64 years	120	24.6
Householder 65 years and over	31	6.4
Male householder	79	16.2
Living alone	61	12.5
65 years and over	11	2.3
Not living alone	18	3.7
Female householder	72	14.8
Living alone	61	12.5
65 years and over	19	3.9
Not living alone	11	2.3
Subject	Number	Percent

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H11, H12, and H17.

Geographic Area: **Census Tract 13, Sumter County, South Carolina**

Subject	Number	Percent

HOUSEHOLD POPULATION		
Population in occupied housing units	2,222	100.0
Owner-occupied housing units	1,068	48.1
Renter-occupied housing units	1,154	51.9
Per occupied housing unit	2.23	(X)
Per owner-occupied housing unit	2.49	(X)
Per renter-occupied housing unit	2.04	(X)
HOUSEHOLD TYPE		
Owner-occupied housing units	429	100.0
Family households	263	61.3
Householder 15 to 64 years	168	39.2
Householder 65 years and over	95	22.1
Married-couple family	154	35.9
Male householder, no wife present	14	3.3
Female householder, no husband present	95	22.1
Nonfamily households	166	38.7
Householder 15 to 64 years	70	16.3
Householder 65 years and over	96	22.4
Male householder	56	13.1
Living alone	51	11.9
65 years and over	25	5.8
Not living alone	5	1.2
Female householder	110	25.6
Living alone	102	23.8
65 years and over	66	15.4
Not living alone	8	1.9
Renter-occupied housing units	567	100.0
Family households	246	43.4
Householder 15 to 64 years	208	36.7
Householder 65 years and over	38	6.7
Married-couple family	82	14.5
Male householder, no wife present	21	3.7
Female householder, no husband present	143	25.2
Nonfamily households	321	56.6
Householder 15 to 64 years	196	34.6
Householder 65 years and over	125	22.0
Male householder	147	25.9
Living alone	124	21.9
65 years and over	37	6.5
Not living alone	23	4.1
Female householder	174	30.7
Living alone	158	27.9
65 years and over	85	15.0
Not living alone	16	2.8
Subject	Number	Percent

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H11, H12, and H17.

Geographic Area: **Census Tract 15, Sumter County, South Carolina**

Subject	Number	Percent
HOUSEHOLD POPULATION		

Population in occupied housing units	2,537	100.0
Owner-occupied housing units	1,479	58.3
Renter-occupied housing units	1,058	41.7
Per occupied housing unit	2.71	(X)
Per owner-occupied housing unit	2.71	(X)
Per renter-occupied housing unit	2.71	(X)
HOUSEHOLD TYPE		
Owner-occupied housing units	545	100.0
Family households	380	69.7
Householder 15 to 64 years	249	45.7
Householder 65 years and over	131	24.0
Married-couple family	183	33.6
Male householder, no wife present	31	5.7
Female householder, no husband present	166	30.5
Nonfamily households	165	30.3
Householder 15 to 64 years	75	13.8
Householder 65 years and over	90	16.5
Male householder	59	10.8
Living alone	54	9.9
65 years and over	19	3.5
Not living alone	5	0.9
Female householder	106	19.4
Living alone	102	18.7
65 years and over	70	12.8
Not living alone	4	0.7
Renter-occupied housing units	391	100.0
Family households	253	64.7
Householder 15 to 64 years	225	57.5
Householder 65 years and over	28	7.2
Married-couple family	52	13.3
Male householder, no wife present	39	10.0
Female householder, no husband present	162	41.4
Nonfamily households	138	35.3
Householder 15 to 64 years	100	25.6
Householder 65 years and over	38	9.7
Male householder	69	17.6
Living alone	58	14.8
65 years and over	7	1.8
Not living alone	11	2.8
Female householder	69	17.6
Living alone	55	14.1
65 years and over	30	7.7
Not living alone	14	3.6
Subject	Number	Percent

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H11, H12, and H17.

Geographic Area: **Census Tract 16, Sumter County, South Carolina**

Subject	Number	Percent
HOUSEHOLD POPULATION		
Population in occupied housing units	4,238	100.0

Owner-occupied housing units	3,023	71.3
Renter-occupied housing units	1,215	28.7
Per occupied housing unit	2.78	(X)
Per owner-occupied housing unit	2.76	(X)
Per renter-occupied housing unit	2.86	(X)
HOUSEHOLD TYPE		
Owner-occupied housing units	1,097	100.0
Family households	806	73.5
Householder 15 to 64 years	592	54.0
Householder 65 years and over	214	19.5
Married-couple family	442	40.3
Male householder, no wife present	74	6.7
Female householder, no husband present	290	26.4
Nonfamily households	291	26.5
Householder 15 to 64 years	154	14.0
Householder 65 years and over	137	12.5
Male householder	120	10.9
Living alone	99	9.0
65 years and over	41	3.7
Not living alone	21	1.9
Female householder	171	15.6
Living alone	160	14.6
65 years and over	94	8.6
Not living alone	11	1.0
Renter-occupied housing units	425	100.0
Family households	280	65.9
Householder 15 to 64 years	249	58.6
Householder 65 years and over	31	7.3
Married-couple family	72	16.9
Male householder, no wife present	30	7.1
Female householder, no husband present	178	41.9
Nonfamily households	145	34.1
Householder 15 to 64 years	117	27.5
Householder 65 years and over	28	6.6
Male householder	79	18.6
Living alone	68	16.0
65 years and over	8	1.9
Not living alone	11	2.6
Female householder	66	15.5
Living alone	54	12.7
65 years and over	18	4.2
Not living alone	12	2.8
Subject	Number	Percent

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H11, H12, and H17.

Renter Occupied Housing Units is as follows in the NRSA

<u>Census Tract</u>	<u>Census Tract</u>	<u>Census Tract</u>	<u>Census Tract</u>
11	13	15	16

Rented Units	30.7%	56.9%	41.8%	27.9%
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The overall renter occupied housing units for Sumter is 47% which includes Sumter County. The need for owner-occupied housing units to increase in the NRSA is obvious.

The City of Sumter hopes to provide affordable housing opportunities for residents of this target area by acquiring and demolishing unsightly units and replacing them with affordable units. The goal is to accomplish at least one unit per year for a total of five units over a five year period.

There is an average of 39% renter-occupied units in the NRSA. There is also an average of 83.98% of African Americans residing in these Census tracts, compared to an average of 14.45% whites. Other races make up the difference. There are 901 vacant housing in these four Census Tracts. This is compared to a 2000 Census estimate of 4,023 vacant housing units in the entire county, a 75.4% change from 1990 where the estimate was 2,293 for the entire county. Vacant housing units can breed unpleasant neighbors such as homeless individuals are hiding out for shelter and drug trafficking.

Need Assessment

There are a number of substandard houses in the South Sumter area. Some of the units have burned and still standing. Some are boarded up which invites crimes, homeless habitation and drug trafficking. The plan is to continue developing partnerships with other housing providers to revitalize the area. Affordable housing primarily for home ownership is the primary goal. Rental affordable property is the secondary goal. Also, demolition of substandard units will continually be addressed, especially when owners have no plan for rehabilitation of the property.

Strategic Plan

Five-Year Goal – Develop affordable housing for low-moderate-income persons in the South Sumter area. The plan is to demolish unsightly housing units and replace with affordable housing at one per year for a total of 5 with the next 5 years.

Work through Housing Authority to inform residents of their properties of the availability of affordable housing opportunities.

Strategy

Use CDBG funds for demolition of unsightly units in the Strategy Area. Use CDBG and HOME funds to construct housing units and provide down payment and closing cost assistance. Also, market the program to residents of the NRSA and offer credit counseling and financial management information, as well as homebuyer education.

Fair Housing – The City of Sumter completed its Impediments to Fair Housing in September of 1996. A Task Force was put in place to work on the 9 identified impediments. The Task Force had eradicated all but one impediment (code enforcement) up until this current economic crisis. The new foreclosure problem brought on by the current economic crisis has been added to code enforcement as the two remaining impediments.

The City of Sumter practices fair housing and equal opportunities in all employment and housing activities.

The City is currently working towards having more affordable, decent, safe and sanitary and code compliant units available to renters who are LMI. The Fair Housing Task Force is working closely with the Codes Enforcement Department and the City/County Planning Department to accomplish this. Additionally the City in conjunction with its Fair Housing Task Force partners are offering foreclosure counseling on a daily basis and offering a foreclosure workshop on a monthly basis.

Fair Housing Month

City Council will issue a Resolution annually designating the month of April as Fair Housing Month in the City of Sumter. During April which is Fair Housing Month, the City of Sumter, along with the Sumter Board of Realtors will sponsor a Housing Fair. Each year this agency will put on an effort to expose residents, especially renters and low-income residents, to Fair Housing information. We will also have meetings at each of the Housing Authority complexes during the month of April.

Antipoverty Strategy – The City of Sumter will work closely with other agencies and organizations to establish and maintain programs and policies to the benefit of persons living below the poverty level. The needs will be assessed and programs implemented and operated for persons from various walks of life, for example, the elderly, disabled, children, homeless, chronically homeless and the working poor.

According to the Census data and CHAS tabulations the percent of owner households below the poverty level is 9.3% in the state of South Carolina, compared to 11.89% in Sumter. With the recent job losses in Sumter the poverty level may rise for a period of time until laid off persons secure replacement jobs. It is suggested that new jobs may not pay at the rate of lost.

The following initiatives are in place. These initiatives will contribute to reduction in the number of poverty level families:

- Family Self-sufficiency (Sumter Housing Authority)
- Head Start for children 3, 4 and 5 years old (parenting component)
- Early Head Start for children ages 0-3 years old (parenting component)
- Local Programs such as After School Programs, Boy and Girl Scout, 4-H Clubs, etc.

Workforce Development Initiatives through Job Service One-Stop Employment Office

First Steps (school readiness)

Success By Six (school readiness)

Teen Pregnancy Prevention programs (through YMCA, United Way, local churches, etc.)

Section 3 (contracting jobs that apply and through the City Summer Youth programs)

Youth Build (through South Sumter Resource Center funded by SC Association of Community Development Corporations)

SC Vocational Rehabilitation Department*

Disabilities and Special Needs*

*Entities that have work components that enable persons with special needs to become employable.

COMMUNITY DEVELOPMENT

Priority Non-housing Community Development Needs – Table 2B displays the need for public facilities, public improvements, public services and economic development.

Sumter Community Vision

The Sumter Community Vision was a concept born through and by the Leadership of members of the Greater Sumter Chamber of Commerce. Under the Chairmanship of Mere McAllister, the concept of a plan that would involve the input of other citizens and Leadership was put before the Chamber Board, The City Council and the County Council. The concept or shall I say, idea was collectively adopted by the entities mentioned. A Community Meeting and kick off for Community Vision was held at Central Carolina Technical College where the proclamation was publicly signed by the Mayor, Chairman of County Council, NAACP President, Chairman Development Board, Chairman Chamber of Commerce, Chairman Community Vision, Sumter County Delegation and Senator.

The first step involved hiring a Consultant. Funds to hire the company came from local business contributions. The Consulting firm encouraged community participation by developing and distributing a Community Survey to gain an insight and feel for what and how the community felt about a number of things ranging from Leadership of both City and County officials ending with Health Care accessibility.

Once this information was gathered the Consultant compared Sumter to other Cities comparable to Sumter in terms of demographics. After the data was analyzed, the Consultant suggested the following categories needed to be incorporated in the Community Vision. They are Live, Learn, Work, and Play. Downtown revitalization had already begun as a planned endeavor by the City, however, the consultant insisted it was a “vision” and should become part of the Visioning Process.

The plan as it exists today was developed by citizens from the City and County. There were approximately 300 people who worked continuously for 6-9 months looking at existing things as well as what the possibilities could be in each of the four (4) themes areas over a ten (10) year period. Hence the ten (10) year principle began. What's reflected in the Community Vision Document represents work that should occur within a ten (10) year period and should either be completed or should have begun by 2013. Annual up-dates are given to City, County and Chamber by the Community Vision Director. Quarterly Board of Directors meeting are held to communicate progress, success stories and advice for revisits for some of the initiatives. At these meetings Chairpersons working in each theme area submit reports as well.

The Plan is inclusive of the City and County while many of the projects will be developed in central locations, for example parks and walking trails will be available for use by all persons in the City and County. The plan document has been simplified in certain areas such as Maysville, Pinewood, Rembert and Goodwill communities to facilitate the needs of each individual community. However, they use the document as a guideline for their "future" development and growth.

The plan was designed to increase the Sumter Community's ability to compete in the world market for new business and expand on existing businesses. For example under the **Work Theme Plan**, an initiative is to "**rezone for mixed use**". When the Economic Development Department begin recruiting businesses they need to know that land can be rezoned for that business if it becomes necessary; and, that may determine whether the business relocates to Sumter or choose to go elsewhere.

Infrastructure for Growth
Building Identity and Reputation
Finding Synergy
Advanced Technology

The beauty of the Plan is that it is versatile and is flexible enough to accommodate many business ventures while benefiting all citizens in the Sumter and Shaw Communities.

The Plan was designed to promote and encourage partnerships in and out of the Sumter Community. For example a committee comprised of 14 local business men and women working on Education was an initiative outlined under the LEARN Theme. These are all CEOs and Presidents of their perspective businesses. They have chosen to partner with the local school districts to work side by side with them to improve the school system. They are engaging in dialogues that range from curriculum realignment to funding resources. Partnering has proven to be effective with Shaw Air Force Base, Parents, Teachers, Counselors, Principles, Dist. Superintendents and both of the local Church group Organizations are all working together to bring about a better educational outcome in the community. The business partnership is so important, because they provide input as to the types of workers needed in today's business as well as long ranged plans for the future.

Measuring up to the Challenge – Benchmark for success
Partnering with the Private Sector
Meeting the Needs of the Community
Dedicating Resources to Education
Bringing Everyone on Board

The Plan was designed to empower citizens to make decisions that will provide healthy choices and life styles decisions through the Play and Live Themes. Parks, gathering places, competitive sports venues i.e. the Aquatics and Tennis facilities, bike riding lanes on main secondary roads etc. Also, an initiative is to make **“health care more accessible”**. A new Family Health Center has been built to provide services to those citizens that are underserved as well as those insured and uninsured. Tuomey Health Care is adding additional beds; the Aides task forces along with others have begun a campaign to communicate Sumter’s reached a dangerous stage as a community in the area of “communicable” diseases.

Connecting Landscape and Nature
A sports Paradise
Creating a vibrant Community
A Community of Culture and Creativity

Strengthening our Sense of Place
Improving Sumter Area by Area
Empowering a Unified Vision
Encouraging Healthy Lifestyles

The Plan was designed to promote awareness, encourage participation, provide choices, position the community for growth and market the Sumter Community as a place “To Learn, Live, Work and Play. The Community Vision Plan Document has a demonstrate value in its present state and is designed to encourage continued additions for growth.

The successes stories can be viewed at www.sumter-sc.com (link to Community Information click on Sumter Community Vision) up dates are made monthly.

EMPOWERMENT ZONE

EDUCATION AND YOUTH

First Tee of Sumter- The City of Sumter in partnership with Sumter County Parks and Recreation was awarded a \$100,000 grant for the development of a golf practice facility at Dillon Park/Crystal Lakes. The Tiger Woods Foundation, the PGA, LPGA, USGA and other private foundations are sponsors of this program. The program is currently operated in tandem with the County's junior golf program. First Tee is targeted towards the youth in the community and is designed to broaden their horizons by exposing them to the game of golf. First Tee will provide technical assistance associated with the operation and promotion of each program site. The City of Sumter will work with the county in expanding the usage of the facility with area youth. The First Tee Program was successfully promoted through various religious and community-based organizations in the EZ, including the Boys and Girls Club. The EZ will continue working to insure that the youth have access to the facility by coordinating our efforts with the RTA to improve transportation to and from the First Tee site. Approximately 40% of those that participate will be from the Empowerment Zone. County and City Councils have appointed a nine-member Advisory Committee to assist First Tee Sumter in becoming a self-sustainable entity. They will be spearheading an array of fundraising projects and will ensure that all funds are properly utilized.

TRANSPORTATION AND HOUSING

Transportation Center - The RTA retained Watson, Tate, and Savory from Columbia, SC as the architectural firm for the development of the Center. LCK Construction Services firm, also from Columbia, is the Project Manager. Demolition of substandard parts of the building is complete. The facility double ridership to regional and local destinations in addition to providing at least four new retail stores in the downtown area creating an additional 20 jobs in the community. This facility house office space, retail space, a childcare center, and an enclosed extended hours-waiting facility for RTA and Greyhound passengers. The renovation of this approximately 37,200 square feet, two-story masonry and wood structure was completed in June 2008.

JOBS AND ECONOMIC DEVELOPMENT

Downtown Sumter Revolving Loan Program- This program was designed to assist in the elimination of slum and blight in the downtown area by assisting new and existing businesses in repairing and upgrading their facilities. The City has issued five loans, totaling an upwards of \$200,000 to downtown merchants. The total leveraged dollar amount since the loan program's inception is more than \$950,000. The borrowers were required to have at least 10% equity in the project. Santee Lynches provided 30% of the total project cost and the banks provided between 40% and 80%. With the revolving funds, the City hopes to continue making loans to the downtown merchants and property owners and increase the number of EZ residents employed in the downtown area. The City will continue its efforts in eliminating dilapidated structures and increasing the opportunities offered to the merchants and building owners.

Neighborhood Commercial Revolving Loan Program- The EZ, City of Sumter, Santee Lynches Regional Development Corporation, Business Carolina, and seven area financial

institutions have established a low interest loan program to encourage development, re-development and general improvement to commercial properties in the Sumter portion of the Sumter-Columbia Empowerment Zone. Any new or existing commercial project, in the target area, will be eligible under this program. This program's main objective is to stimulate businesses investment, redevelop economically depressed commercial areas, provide low wealth people access to capital for business start up or expansion, create new services and businesses inside the Sumter portion of the Empowerment Zone, and to create job opportunities for Zone residents.

To date, two loans were granted totaling \$81,000, a leveraged an amount of \$321,950 giving this program a total of \$402,950. The City will continue to seek EZ neighborhood business owners to take advantage of the low-interest neighborhood loans.

H.O.P.E. (Harvesting Opportunities that Promote Empowerment Centers)-The EZ constructed three H.O.P.E. Centers. These three (3) training and education centers are located in each section of the Sumter Empowerment Zone (North Zone, South Zone, and West Zone). Each facility ranges between 10,000 to 15,000 sq. ft. The primary focus of these facilities is to provide space for job training, continuing education, and business development counseling in partnership with the local school district, the local technical college, Morris College, and the South Carolina State University's Center for Entrepreneurship. However, the facilities also host neighborhood/community meetings, after-school programming, computer training, recreation, and provide temporary space for local and state agencies to conduct outreach programs that affect the surrounding neighborhoods.

The HOPE Centers will become more involved with increasing the enrollment of the entrepreneurial classes and business development/expansion courses. They will also partner with local business owners to offer one-on-one mentorship opportunities throughout the Sumter area. The Centers will continue their on-site job training of preparing experienced citizen for their entry back into the workforce.

COMMUNITY SAFETY

Neighborhood Associations- The EZ will continue to develop neighborhood associations throughout the EZ. The City has assisted residents in forming a Sumter Council of Neighborhoods (SCN) and will work in tandem with the County's Neighborhood Council and the County's Vision group. This will encourage these neighborhoods to become more involved in the revitalization of their communities by encouraging community events, activities, and participation in local government. These efforts are expected to ensure that these communities will become more involved in community affairs and assist them in becoming more self sufficient. The EZ will promote the use of these neighborhood associations by City and County Council in the local decision making process. The associations will be empowered by educating them on the various resources available in the community. The City of Sumter will work with the City of Columbia in being a co-host of the Neighborhoods USA (NUSA) national conference.

The EZ has ten (10) existing neighborhood associations. The EZ anticipates assisting residents in forming at least three (3) additional associations and increasing the awareness and effectiveness of the SCN within the year. There are plans for an upward of twenty (20) by the end of the 5-year plan of the CDBG Program.

CITIZEN PARTICIPATION PLAN

City of Sumter
Community Development Department
As Amended 03/10/09

Beginning in 1994, the U. S. Department of Housing and Urban development (HUD) required the City of Sumter to develop a consolidated plan affecting all of its community planning and development and housing programs. This new plan replaced all individual application requirements with a single submission. The four programs affected by the consolidated plan are: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). As such, to incorporate the four programs within the Citizens Participation Plan, “CDBG Programs” are now referred to as “the Consolidated Plan Programs.”

The laws governing the grant programs established three basic goals. They are to:

- Provide decent housing
- Provide a suitable living environment, and
- Expand economic opportunities

Further, each of these goals must primarily benefit low- and very low-income persons.

The benefit of having a consolidated plan ensures a collaborative and comprehensive process to establish a unified vision for community development actions.

To insure that citizens are involved in (1) planning, (2) implementation, and (3) assessment of Consolidated Plan Programs, U.S. HUD requires a written plan to show how citizens will be involved in the three areas cited.

Community involvement in the Consolidated Plan Programs shall include, but is not limited to, public notices in the local newspapers for citizen participation, and the public hearings process.

Assessment of Performance – There will be a public notice to allow citizens and community organizations to assess activities and submit comments on all aspects of the Consolidated Plan Programs. This notice will be published in local newspapers at least 30 days prior to the start of planning for the next program year. Copies of the Annual Performance Report, Proposed Statements of Objectives, and Final Statements of Objectives will be distributed to all public libraries for public review. Copies and information concerning all activities will also be available at the Community Development Office located at 12 W. Liberty Street, Office H..

All comments submitted by citizens, along with the City’s responses and a summary of any action taken will be included in the Grantee Performance Report (GPR).

Public Hearings

The City will hold a minimum of two (2) public hearings during the fiscal year (April 1 – March 31). Announcements for the public hearing will be published in *The Item* at least seven (7) days prior to the hearing. Notices will be prominently displayed in the non-legal section of the local newspaper.

The hearings will be held to address housing and community development needs and receive suggestions for proposed activities. Following the public hearing, a 30-day comment period will allow citizens and interested parties additional time to submit their concerns.

After the development of the CP plan, application for funding and prior to the submission of the application to the Department of Housing and Urban Development, a public hearing will be held to review and solicit public comment upon the proposed activities.

If ten (10%) percent or more of potential beneficiaries of the project are non-English speaking, provisions will be made at the appropriate public hearings for translation of comments and documents into the native language of the majority of non-English speaking residents present. It has been determined, however, that at present, less than ten (10%) percent of the City's residents are non-English speaking.

Soliciting Participation

The City will, to the extent determine necessary by its governing body, make direct efforts in soliciting the participation of the residents and other interested parties in the area(s) in which funds are to be expended. Methods may include, but are not limited to, request appropriate community leaders and other agencies to inform their constituents about the proposed use of funds; distributing notices in very-low and low-income neighborhoods, posting of notices at post offices and neighborhood businesses, radio and television announcements, South Sumter Resource Center, organized Neighborhood Groups, City of Sumter Housing Authority, HOPE Centers, as well as social service agencies.

Meetings

All public meetings and hearings concerning the CP plan program will be held at times and places convenient to city residents, particularly those who are potential beneficiaries. No meetings will be held before 6:00 p.m. on weekdays or 2:00 p.m. on Sundays. No meetings will begin after 8:30 p.m.

The location of such meetings will be selected to provide access for physically challenged persons, and held in a convenient location for actual beneficiaries, and be accessible to accommodate those citizens with special needs. Requests for special assistance should be made by calling 774-1649.

Provisions for Persons with Disabilities – Upon advance notification, appropriate provisions will be made to accommodate persons with mobility, visual or hearing

impairments. Persons requiring said accommodations will be directed to contact the Community Development Office.

Housing And Community Development Needs

Prior to the development of the Consolidated Plan application for funds, the City will assess its housing and community development needs particularly those of very low and low-income persons. The citizens of the City of Sumter are encouraged to participate in the assessment process and the realities of this Needs Assessment will be documented and presented to the citizens of the City at one or more advertised public hearings where citizens' comments will be considered.

Needs Assessment

At the public hearing(s) where the Needs Assessment is presented, the City will also present information concerning the funding, guidelines, and the range of activities that may be undertaken with such funds, particularly in relation to identified needs contained in the Needs Assessment.

Technical Assistance

The City will provide technical assistance to representatives of persons of very low and low income that request such assistance in developing proposals for funding. This assistance shall be limited to the provision of information concerning the CP program, and shall be provided on the condition that activities to be addressed by any such proposal are consistent with identified community development and housing needs, federal program guidelines, that funds are available for funding such activities as may be involved, and that the City Council give its approval for providing such technical assistance. The City will consider any proposals developed by representatives of very low to low income persons, following all the requirements of public participation; however, the determination to submit the proposal to the Department of Housing and Urban Development for funding consideration is the prerogative of the City, since the submission of the application requires approval by City Council.

Comments

The City will consider any comments or views of citizens received in writing, or orally at the public hearings, in preparing the final consolidated plan, amendment of the plan, or performance report. A summary of any comments or views not accepted and the reasons shall be attached to the final consolidated plan, amendment of the plan, or performance report. The City of Sumter will publish a summary of the proposed consolidated plan in *The Item* and copies will be made available at various public agencies throughout the city. A list of where the plan will be available will be identified in the summary.

Complaints/Grievances

The City will provide for a timely, written answer to written complaints and grievances concerning the program, generally within fifteen (15) working days after receipt of the written complaint. Grievances are to be delivered to the City Manager, who will then attempt to resolve the reason(s) for the complaint. If the complaint is not resolved to the satisfaction of the aggrieved party, an appeal to the City Council is the next step available

to the party. Complaints or grievances including State law or policy, Federal program guidelines or regulations governing the CDBG program shall be directed to the Department of Housing and Urban Development for resolution. The City will then correct the grievance according to the direction of the Department of Housing and Urban Development. Complaints involving local law or program policies will be resolved at the local level. After the above described appeal process has been exhausted, the complaint may seek relief in the appropriate court of law.

Access To Records

Citizens will be provided with reasonable access to records concerning any projects undertaken with CDBG funds. These records are available for review at City Hall, 21 North Main Street, during normal business hours, upon the submission of the written request stating the reason for requesting access to such records. Confidential information normally protected under the State and Federal Freedom of Information laws may not be made available for public review; for example, information not normally available to the public concerning personal or business financial statements, earnings, or sources of income.

Performance Review

Upon completing the fiscal year projects, the City will conduct at least one public hearing to review performance and accomplishments before closing out the grant through the Department of Housing and Urban Development.

Use Of Plan

The City must follow this citizen participation plan until amended.

Criteria For Amendment To Consolidated Plan/Definition Of Substantial Deviation

The City Council will amend the plan when a substantial change in the actual activities, allocations, priorities, or method of distribution of funds is made to carry out an activity using funds from any program covered by the Consolidated Plan. Substantial change would include the elimination or addition of a program and/or to change the purpose, scope, location, or beneficiaries of an activity.

Substantial deviation requiring an amendment to the consolidated plan would be any individual or group of projects totaling more than 15% of the annual allocation. Public notices and called meetings will provide citizens reasonable notification and an opportunity to examine and submit comments on amendments. A period of not less than 30 days will be allowed to receive comments before any amendment is implemented.